



FELLS GULLIVER

PROPERTY EXPERTS

*Est.1988*

39 Little Dene Copse

Pennington • Lymington • SO41 8EW







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A recently refurbished and well presented two bedroom bungalow, located in a popular, quiet cul-de-sac, with the benefit of a private south westerly rear garden and garage. The property is within walking distance of the village shops in Pennington and Lymington High Street.



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£333,000

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## Key Features

- Modern kitchen with views over the rear garden
- Two bedrooms
- Private south west facing rear garden with garden shed with power and plumbing for washing machine and tumble dryer
- Located in a quiet cul-de-sac of similar properties within reach of local shops and facilities
- EPC Rating: C
- Sitting/dining room with feature log burner and bay window with newly fitted shutters
- Modern fully tiled family shower room
- Single garage in nearby block
- Beautifully presented throughout

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# Description

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Located in a quiet cul-de-sac, this well presented two bedroom bungalow has been modernised and benefits from a south westerly facing rear garden and has a garage in a nearby block. The property is located within close proximity of the local village shops and amenities at Pennington, and Lymington High Street and nearby bus route is within easy reach.

Door leading into the entrance porch with front door then leading into the sitting/dining room. Light and airy room with bay window to the front aspect with newly fitted shutters, feature log burner with hearth, door through to the inner hall and door into the kitchen. Modern kitchen with range of shaker style floor and wall mounted cupboards and drawer units with white granite worktop over and inset single drainer sink unit with mixer tap. Integrated appliances include a tall fridge/freezer, NEFF electric oven with four ring induction hob over and extractor hood over. Space and plumbing for slimline dishwasher. Window and door to the rear aspect leading out to the rear garden.

Door from the living room leading through to an inner hallway, giving access to the two bedrooms and shower room. The master bedroom has a window to to the rear aspect overlooking the rear garden and bedroom two has a window

to the front aspect. The modern shower room comprises a shower cubicle with mixer shower, wash hand basin with mixer tap and vanity storage under, low level WC with enclosed cistern, chrome heated towel rail, tiled floor and walls, extractor fan.

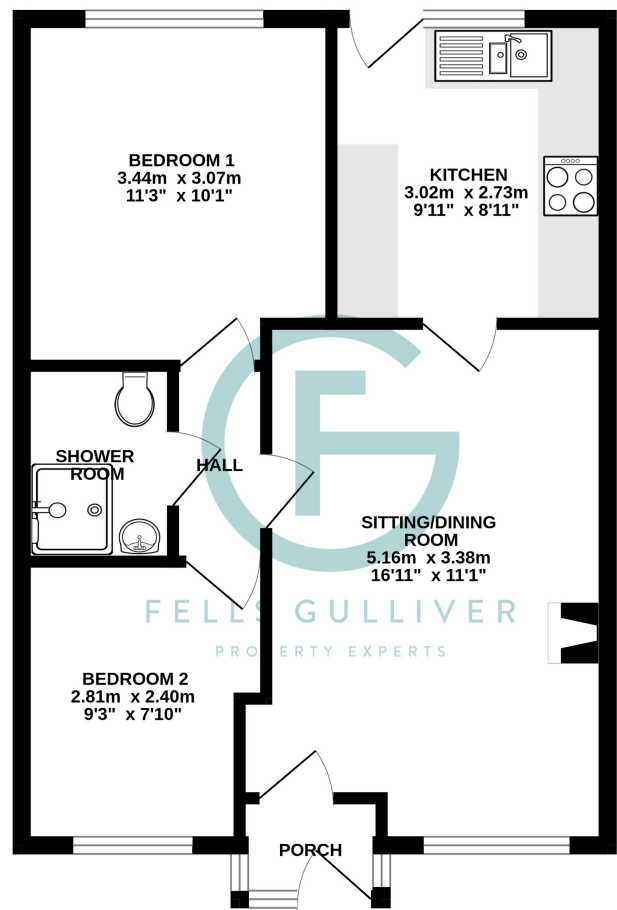
To the front of the property, there is an area of open plan garden mainly laid to lawn with path leading up to the front door. The private rear garden is south west facing with leafy views. There is a patio area adjacent to the bungalow, with the remainder of the garden being laid to lawn with various plants, shrubs, borders and trees, the boundaries are fenced to all sides with pedestrian gate leading out to the side and there is a useful garden shed with space and plumbing for washing machine and tumble dryer. There is a single garage with up and over door located in a nearby block.

There are fantastic transport links nearby for easy access to Lymington High Street with its large range of shops, supermarkets, and restaurants. The High Street leads to the quaint cobbled street of Quay Hill and the Marinas and Yacht Clubs beyond. There is a train station offering links to London. Milford on Sea beach and the New Forest National Parks are also all within easy reach of the property.



# Floor Plan

39 LITTLE DENE COPSE  
47.9 sq.m. (515 sq.ft.) approx.



TOTAL FLOOR AREA : 47.9 sq.m. (515 sq.ft.) approx.  
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For more information or to arrange a viewing please contact  
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