



49 Little Dene Copse

Pennington, Lymington, SO41 8EW



SPENCERS





A well-proportioned property offered in good order with both front and rear gardens as well as a garage.

The Property

The front door opens to a useful porch area which leads into the spacious living room with a lovely bay window to the front aspect. The kitchen to the rear of the property features fitted units with high and low level cupboards and space for a fridge freezer and washing machine. From the kitchen, a glazed door leads to the rear garden.

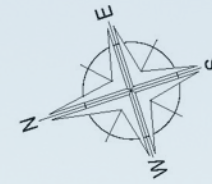
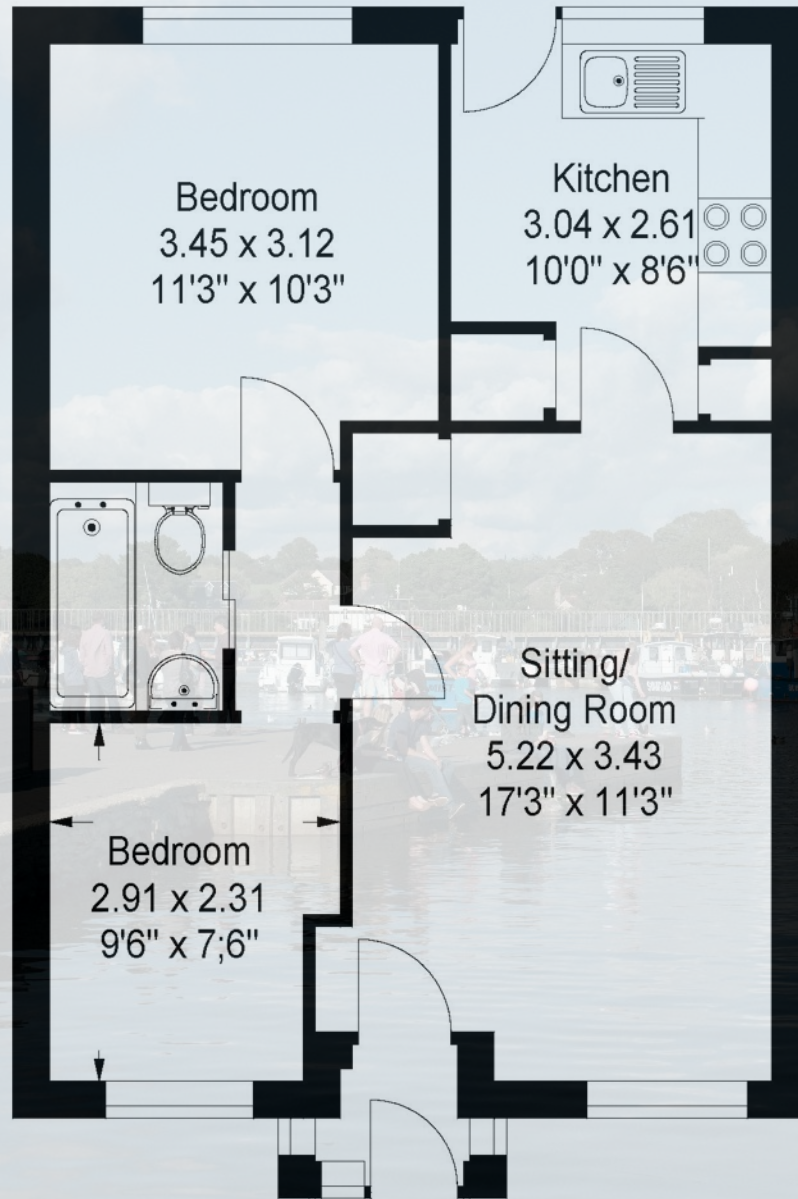
A door from the living room to a central hallway provides access through to the main double bedroom to the rear of the property and a further single bedroom. Both rooms are serviced by a family shower room featuring a bath, with shower over, basin and wc.

A completely new heating system including replacement of the boiler and radiators was installed in January 2020 and it has been regularly maintained since. The house has previously been rented out and it is a requirement for all landlords to have the wiring checked at least once every 5 years and this has been rigorously adhered to.

£325,000



FLOOR PLAN



Approximate
Gross Internal Floor Area
Total: 50sq.m. or 538sq.ft.

Plans produced and Copyright HOMEPLAN
www.homeplanuk.co.uk

FOR ILLUSTRATIVE PURPOSES ONLY
NOT TO SCALE



The property is well positioned for easy access to the shops of Pennington Village and has an established path to numerous walks on picturesque footpaths of the nearby New Forest National Park

Grounds & Gardens

The property is approached over an open garden to the front which is mostly laid to lawn with a path to the front door. There is a private garden to the rear which is mostly laid to lawn with a gate providing access out to an additional piece of partly wooded land. A path leads to the garaging and a spacious single garage in a nearby block (the second garage on the left at the end of the path).

Directions

From our office in Lymington proceed up the High Street to the one way system. Upon entering the one way system keep left and proceed to the roundabout. Go straight at the roundabout taking the third road on your right into Haglane Copse. Take the third turning on the left signposted Little Dene Copse and the property can be found just beyond the end of the close on the right hand side.



“

Both Lymington and Brockenhurst afford fine schooling (both state and private) with the latter having a tertiary college.

Situation

The property is located within easy reach of the town centre and is also close to the village of Pennington, where there is a general store with Post Office and a Tesco's Express, as well as an excellent leisure centre with swimming pool and gym. Schools for all age groups are also within walking distance from the property. Approximately 1 mile west is the centre of the picturesque Georgian market town of Lymington, which is famed for its attractive High Street, river, deep water marinas and yacht clubs. The town offers an excellent range of schooling, both state and private, catering for all ages.

Just to the west of the property, and accessed via a pedestrian path, is the open countryside of the New Forest National Park. This provides numerous footpaths and walks direct from the doorstep.

There is a bus service and useful branch line rail connection that links with the neighbouring village of Brockenhurst (situated approximately 6 miles to the north) that in turn has an efficient mainline railway station (London Waterloo approximately 90 minutes) and its own tertiary college.



Services

Tenure: Freehold

Council Tax - C

EPC - C Current: 72 Potential: 88

Property Construction: Brick elevations with tile roof

Utilities: Mains gas, electric, water & drainage

Heating: Gas central heating

Broadband: ADSL Copper-based phone landline. Superfast broadband with speeds of up to 39mbps is available at this property

Parking: Garage and street parking

Important Information

Spencers would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.



For more information or to arrange a viewing please contact us:
74 High Street, Lymington, SO41 9AL
T: 01590 674 222 E: lymington@spencersproperty.co.uk

www.spencersproperty.co.uk