



LOWER PENNINGTON LANE, LYMINGTON
£775,000 FREEHOLD

Winkworth



A cottage style semi-detached home, which has been finished to an exceptional standard throughout, located in one of the most peaceful and sought after areas in Lymington. This property offers two double bedrooms and dressing room.

Covered entrance porch with outside courtesy light and patio step leads to the front door, which provides access to the

Large Entrance Hallway

Dog leg stairs to first floor landing and accommodation, with double glazed window to the side and under stairs storage cupboard. Further dummy cupboard housing the fuse board and thermostat. Ceramic tiled flooring. Doors off to all ground floor accommodation, including door to the:

Kitchen/Breakfast Room

An exceptionally finished kitchen, with stone work surface in part to two walls with a range of shaker style base and drawer units below, with matching wall-mounted units over. One-and-a-half bowled butler style Villeroy & Boch sink inset to the work surface with mono tap over. Matching larder style cupboard with integrally fitted Neff dishwasher and adjacent fridge and freezer. Electric Neff double oven with microwave above, and four-ringed hob with extractor fan over. Ceramic tiled flooring.

Dining Room

A beautiful and bright space with an orangery style double glazed glass lantern with further double glazed French doors opening out to the patio area and front garden. Offering a great space for indoor/outdoor entertaining, especially with Ceramic tiled flooring.



Living Room

Stone fireplace with matching mantle and hearth incorporating a real flame gas fire. Dual aspect room with double glazed windows to the front and side.

Utility Room

Dual aspect room with double glazed window to the rear and double glazed door giving access to the rear garden. Work surface in part to one wall with base units below and matching wall mounted units over. Integrally fitted Bosch tumble dryer and adjacent washing machine. Stainless steel butler style sink. Ceramic tiled flooring.

Cloakroom

Obscure double glazed window to the side. Low level W/C, vanity wash-hand basin with mono tap over and cupboard below. Double-doored built in airing cupboard housing the boiler with further storage.

Stairs from the entrance hallway provide access to the first floor landing, with a double glazed window to the rear and loft hatch giving access to the storage space above.

Bedroom One

A spacious double bedroom with large double glazed window to the front.

Bedroom Two

Double glazed window to the front and two sets of double built in wardrobes.

Bedroom Three/Walk in Dressing Room

A smaller third bedroom or what is currently utilised as a fully built in dressing room with a range of wardrobes and shelving.



Bath/Shower Room

Delightful matching suite, comprising low level W/C, freestanding bath with mono tap and shower attachment and vanity wash hand basin with mono tap over and fitted drawer pack. Walk-in shower cubicle with both wall-mounted and handheld shower. Wall-mounted ladder-style radiator. Ceramic tiled flooring and tiling to all visible wall space.

Outside

The front and rear gardens have been professionally landscaped to a very high level, with a specification to utilise both aspects depending on the season and time of day.

The front of the property has been designed to two sections, with the first enclosed to both sides and rear by timber wooden fencing and has been laid to block paving to provide off-road parking for a number of cars. There is a wooden pedestrian gate which leads to the front.

The secondary part of the front garden has a designed stone path and lawned area, which is surrounded by earth dug borders containing an array of mature trees and bushes. There is a patio path that leads to the front door and a further pedestrian gate which leads in turn to the:

Rear Garden

This features a distinctive summer house/studio office with lead roof that centres the al-fresco social area. The remainder of this garden has been beautifully designed for outside living and is enclosed to both sides to timber fencing and mature hedging to the rear. The rear garden is laid in part to lawn, with further patio and a wooden shed all having the benefit of both power and lighting.



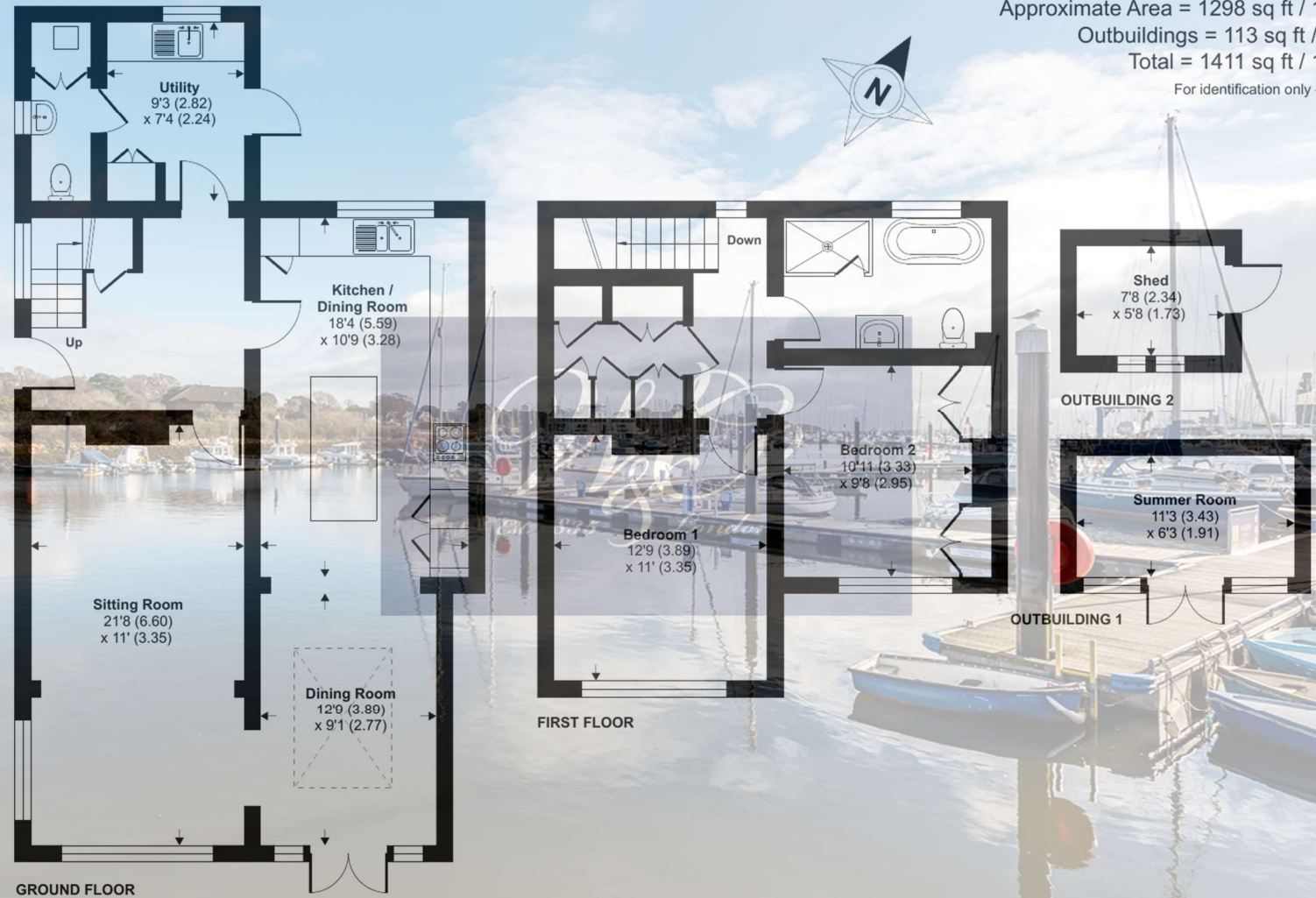
Lower Pennington Lane, Pennington, Lymington, SO41

Approximate Area = 1298 sq ft / 121 sq m

Outbuildings = 113 sq ft / 10 sq m

Total = 1411 sq ft / 131 sq m

For identification only - Not to scale



| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 76 |
| (55-68) | D | 61 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2022. Produced for ESH Estates Ltd (Winkworth). REF: 809372

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