



RHINERS CLOSE, LYMINGTON, HAMPSHIRE, SO41
£575,000 FREEHOLD

**A THREE BEDROOM HOUSE, SITUATED CLOSE
TO THE OPEN FOREST.**

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DESCRIPTION:

Covered Entrance porch with quarry tiled step, Ceiling courtesy light with wall mounted electric meter with part wooden and obscure glazed front door with matching side screen providing access to the entrance hallway.

Entrance Hallway

Coved and textured ceiling with; ceiling light points, double radiator, telephone point and a single door built in storage cupboard, with both hanging room and shelves, further doors off to the study and sitting room. With door to the:

Cloakroom

Obscure single glazed window to the rear, with a matching low level suite comprising of WC wall mounted wash hand basin and single radiator.

Sitting Room, 15'8" x 16'6"

Double Glazed window to the front. Purbeck stone built fire place with wooden mantle and quarry tiled plinth. A double radiator with dog legged stairs to first floor landing and accommodation. TV aerial points. Wall

mounted heating thermostat and a plastered arch to the:

Dining room, 12'5" x 7'8"

Double glazed window to the rear, single radiator and a part wooden and multi glazed door to the rear conservatory with a further door to the :

Kitchen, 12'6" x 7'5"

Double glazed window with adjacent double glazed door giving access to the rear garden and patio area. Rolled edge work surface imparted to two walls with a range of base and drawer units below with further matching wall units above. 1 ½ bowled sink and stainless steel drain unit inset to the work surface with mono taps over with a matching larder style unit incorporating the electric double oven adjacent are the four ringed gas hob with extractor fan and light above. Single doored built in larder styled cupboard.

Study, 15'7" x 8'3"

Dual aspect room with double glazed window to the front and further part wood and multi glazed door which

gives access to the rear sun lounge. There is a shelved recess with telephone points and the wall mounted electric fuse board.

Rear Conservatory,

Of double glazed construction set under a sloping triple polyplexed roof, quarry tiled flooring with double glazed windows to the side with further double glazed double opening doors giving access to the rear garden and patio area.

First Floor Landing,

Stairs from the sitting room provide access to the first floor landing, textured ceiling and light points with loft hatch providing access to the roof space and storage area, double glazed window to the front with further double glazed Velux window to the side. Double doored built in airing cupboard, housing the Factory lagged hot water cylinder and the wall mounted gas heating timer switch and controls. Adjacent double doored built in storage cupboard. Doors off to all first floor accommodation including door to:



Bedroom one, 12'6" x 11'6"

Double glazed window to the rear, double doored built in wardrobe with both hanging rail and separate storage space, single radiator, and both double and single doored access to the eves.

Bedroom two, 12' x 11'10" (including the door recess)

Double glazed window to the front, single radiator, double doored built in wardrobe with hanging rail and separate storage space and further double doored eves access.

Bedroom Three, 13' x 10' (including door recess)

Dual aspect room with both double glazed window to both front and back, double radiator, single doored built in wardrobe with hanging rail and separate storage space.

Family Bathroom,

Obscure double glazed window to the rear, matching suite comprising of low level WC, pedestalled wash hand basin and panelled bath with a wall mounted electric Mira shower over. Single radiator, and tiling to all visible wall space.

Outside,

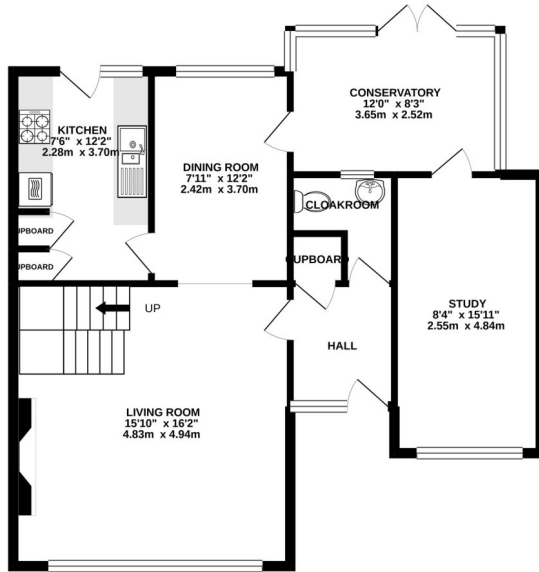
The front garden is enclosed to both sides and front by a mature hedge, there is a part concrete and tiled driveway which provides off-road parking for a number of cars, the remainder of the front garden has been planted with an array

of mature shrubs and plants.

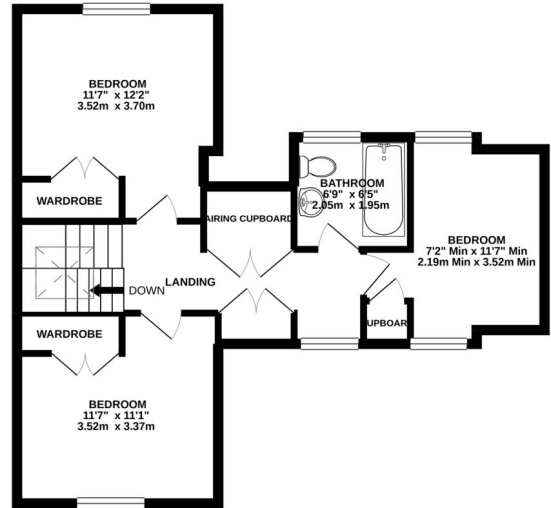
Rear garden,

The rear garden is enclosed to one side and rear by brick built walling and by timber wooden fencing to the other side, again the rear garden has a patio path and area whilst the remainder has been planted again with mature shrubs trees and bushes, there is a small brick built garden shed at the bottom of the garden with outside taps.

GROUND FLOOR
751 sq.ft. (69.8 sq.m.) approx.



1ST FLOOR
525 sq.ft. (48.8 sq.m.) approx.



TOTAL FLOOR AREA : 1276 sq.ft. (118.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

4/2020 10/20/2020 10/20/2020

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