

3 Lisle Close

Lymington, SO41 3NW

SPENCERS







An attractive three bedroom detached chalet bungalow, offering very spacious accommodation, with a south west facing private garden, in a quiet cul-de-sac to the south of Lymington's High Street.

The Property

A welcoming entrance hallway has stairs to the first floor and the cupboard beneath provides a useful storage space plus a cloakroom. The spacious triple aspect living/dining room enjoys views out to the rear garden through glazed doors and a feature fireplace. The kitchen is comprehensively fitted with floor and wall mounted storage units, work tops and an integral oven and hob. There is also space for a dishwasher an upright fridge freezer, plumbing for a washing machine and a door to the garden. Across the landing, the dining room enjoys direct access to the sun conservatory, with delightful views over the garden. There is a double bedroom off the dining room with a contemporary shower room plus access to the integrated garage from the hall.

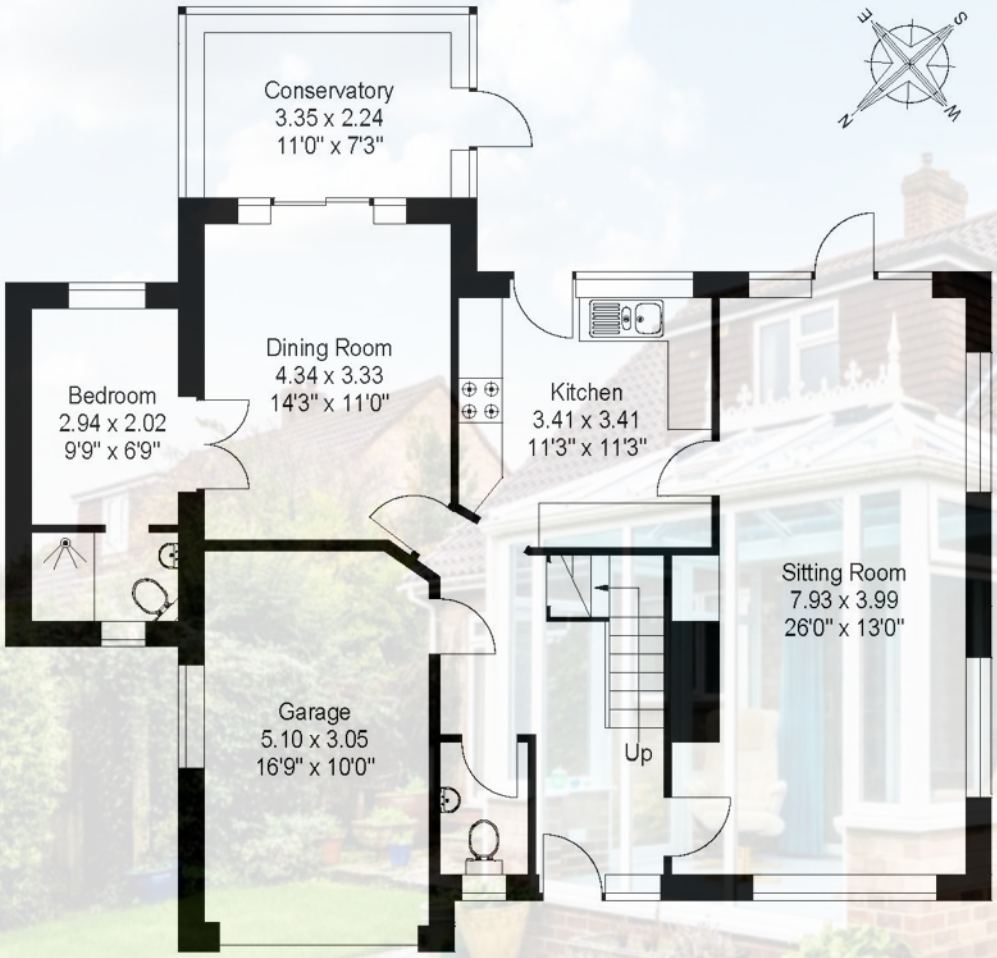
£760,000

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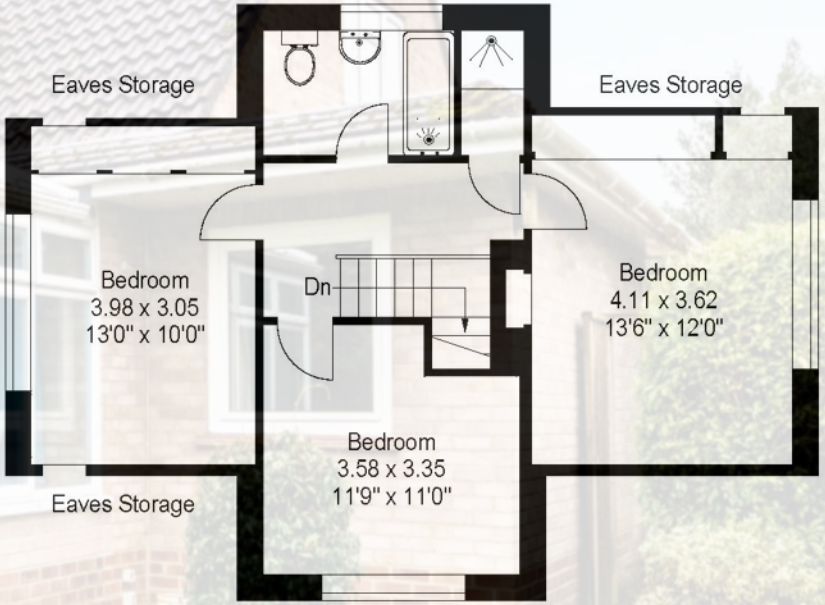
Approximate
Gross Internal Floor Area
Total: 164sq.m. or 1765sq.ft.
(Including Garage)

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NOT TO SCALE



Ground Floor



First Floor











Within walking distance of both the High Street and Woodside Gardens offering convenient town centre living, the property has ample parking and a garage.

The Property continued . . .

The first floor accommodation comprises three generous double bedrooms, two having access to eaves storage. These are bright and airy rooms benefiting from large double glazed windows. The three first floor bedrooms are served by a fully fitted family bathroom plus a separate shower.

Directions

From our office on Lymington High Street, turn right and turn left just before Marks & Spencer continuing into the car park. Follow the signs to the car park exit on Rowlett Road before turning right onto Belmore Lane. Turn left almost immediately onto Belmore Road, follow the road for approximately 300 yards and turn left into Lisle Close. The property can be found on your right-hand side.





There is further potential to extend, if required, subject to the necessary planning requirements.

Grounds & Gardens

The driveway provides generous parking and access to the integrated single garage. The front garden is laid to lawn and complemented by a variety of mature shrubs. The south westerly facing rear garden is of generous proportions with a mix of lawn and shrubs providing both a private and tranquil retreat, There is a paved patio area with the whole garden offering a high degree of seclusion.

Situation

There are very few cul-de-sacs in Lymington that offer a more central and convenient location. The top of the high street is less than 300 yards away and Marks & Spencer is just around the corner. Despite being very close to the centre of town, the house is remarkably peaceful and is nicely set back within the cul-de-sac which is a quiet, attractive road composed of established detached properties. Lymington offers a wide range of national and independent shops as well as a range of excellent pubs and restaurants. The town is renowned for its sailing clubs and deep water marinas which provide direct access to the Solent. Ferry services to the Isle of Wight leave regularly and there is a railway station providing services to London, via Brockenhurst in approximately 1 hour 50 minutes.





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

Additional Information

Tenure: Freehold

Council Tax: Band F

EPC: D Current: 59 Potential: 76

Property Construction: Traditional brick and block

Utilities: Mains electricity, water & drainage

Heating: Gas central heating

Broadband: ADSL Copper-based phone landline. Ultrafast broadband achievable at this property with download speeds of up to 10000Mbps (Ofcom).

Parking: Garage & private driveway

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 fitments, 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:
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