



*7 South Street, Pennington, SO41 8EB*

£350,000

**Mitchells**  
1963 — TODAY



*7 South Street  
Pennington  
Lymington  
SO41 8EB*

An immaculately presented charming two bedroom Cottage situated within easy reach of local shops and Lymington Town Centre. The property benefits from a large open plan living/dining room with beautiful wooden flooring and feature log burner. Other features of the property include a large galley kitchen which was fitted in 2019, separate utility room with downstairs WC and door to side garden, two double bedrooms and a spacious family bathroom.

- Open Plan Lounge/Diner
- Kitchen
- Utility Room & Downstairs WC
- Two Double Bedrooms
- Family Bathroom
- Private Garden
- Off Road Parking
- Lockable Storage



## The Property

Spacious open plan lounge/dining room, with beautiful wooden floor, inset log burner, a large UPVC bay window to the front of the property, door onto the private garden and additional feature fireplace in the dining area.

The kitchen was refitted in 2019 by Howdens and features a range of wall and base units, a range-style cooker with gas hob and electric oven, stainless steel sink with mixer tap over, space for dishwasher and fridge freezer.

In the utility room you can find the Vaillant combi boiler which is currently on a service plan, a range of base units, space for a washing machine and tumble dryer, a stainless steel sink with mixer tap over and a WC. There is also a door out to the side garden where you can find the lockable storage unit.

Upstairs there are two double bedrooms. The master bedroom is at the front of the property and features two large windows and lots of space for storage. The second bedroom fits a double bed and also has built in wardrobe.

The family bathroom features a separate walk in shower, large bath with mixer tap and shower attachment, ladder style heated towel rail, wash basin with storage below and WC.

All white goods are negotiable.

Internal viewings recommended.

The loft is fully insulated, partly boarded and has a light. This can be accessed from a pull down ladder in bedroom one.





## *Gardens & Grounds*

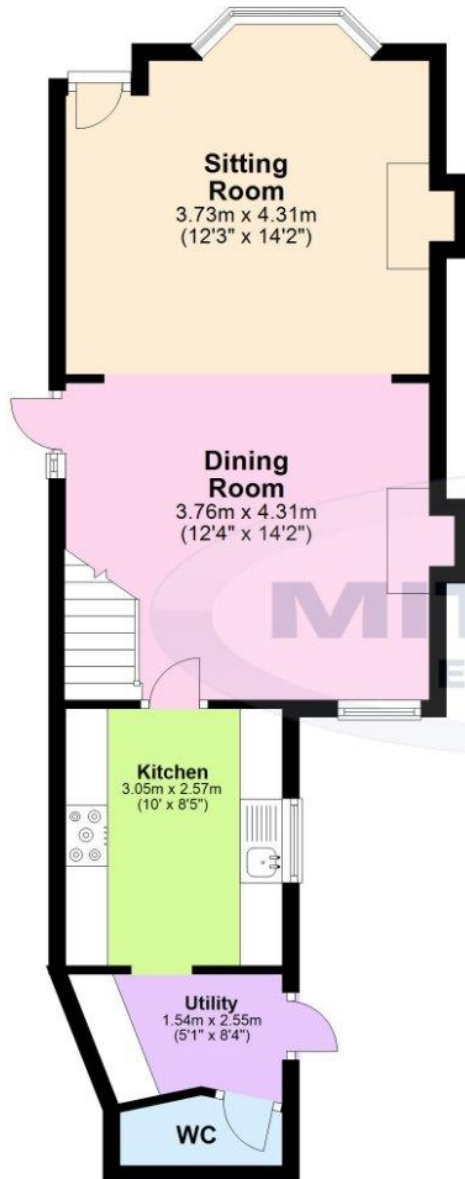
The property features a private south-easterly facing garden to the side of the property which is laid to shingle. There is a gate to the rear of the garden which leads to the off-road parking space allocated to the property. There is also a courtyard which is accessed through the utility room which is laid to astroturf and leads to the lockable storage shed.

## *Services*

- Mains gas, electric, drainage and water
- Council Tax Band C
- Energy Performance Rating D

## Ground Floor

Approx. 45.8 sq. metres (493.2 sq. feet)



## First Floor

Approx. 39.0 sq. metres (420.2 sq. feet)



Whilst every attempt has been made to ensure the accuracy of this floor plan, the 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.  
Plan produced using PlanUp.

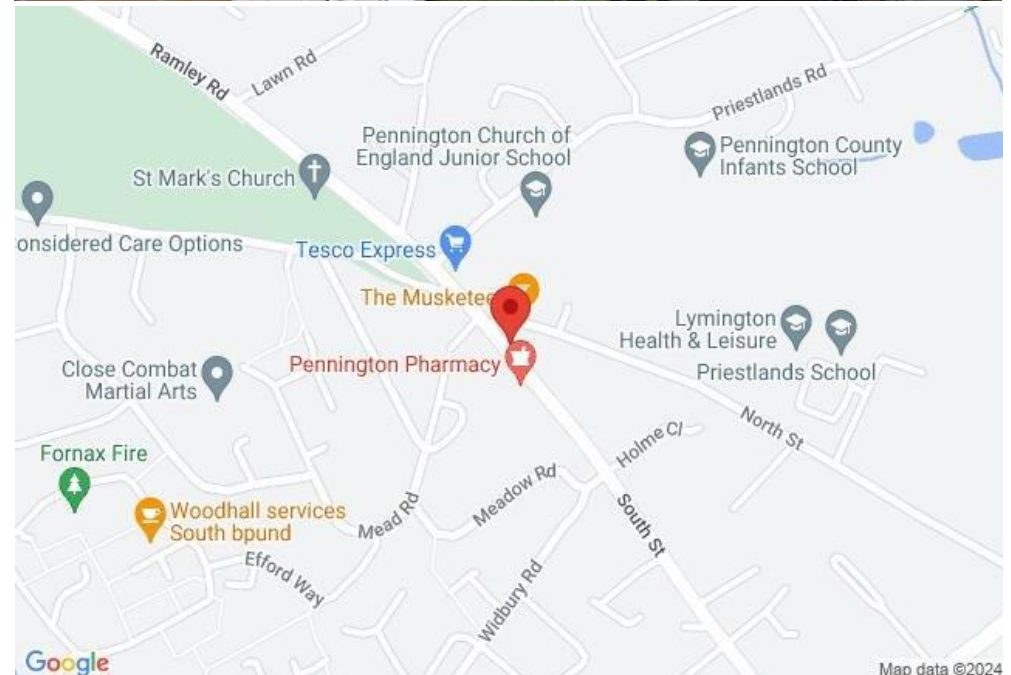
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## Situation

The property is situated on the outskirts of the very popular Georgian town of Lymington, which has its Saturday market, a large selection of shops, bars and restaurants as well as a very attractive harbour. The New Forest National Park is also within easy reach. There is also a range of local shops close to the property within a short walking distance.

## Directions

From Mitchells turn right at the traffic lights and proceed down station road. At the Roundabout take the first exit onto Lymington Road and then continue straight over the next roundabout. Proceed approximately 4 miles until you reach the shops at Fox Pond and turn left down South Street where the property can be found approximately 1/2 a mile on the right-hand side.





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