

42 LAVENDER ROAD
HORDLE, LYMINGTON, HAMPSHIRE, SO41 0GF





42 LAVENDER ROAD

Hordle, Lymington, Hampshire, SO41 0GF

This stunning three double bedroom refurbished bungalow is ideally situated in one of Hordles premier roads and within walking distance of the local school and shops. Features of this beautiful property include a spacious hallway, luxury bathroom, open plan kitchen family area. The property has been rewired, replumbed and is offered in outstanding condition throughout.

- Entrance Hall
- Sitting Room
- Kitchen/Dining Room
- Bathroom
- Three Double Bedrooms
- Driveway
- Landscape Rear Garden



Hordle Lakes

I.R.O. £475,000

The Property

Entrance hall with fully tiled flooring, cupboard housing new consumer unit, radiator, central heating thermostat, ample space for telephone cable or desk, hatch to roof space and large walk in storage cupboard

Luxury fitted kitchen has a good range of built in wall and base units with a contrasting quartz worktop, hot point six burner gas hob, double hot point under counter ovens, extractor fan, quartz splash back and integrated appliances include; dishwasher, washing machine, one and a half bowl stainless steel sink with mixer tap over, and space and plumbing for an American style fridge freezer, recess ceiling spotlights and UPVC window giving an attractive outlook over the rear garden

Dining room and sitting room with feature lantern, bifold doors, tiled flooring running throughout, radiator, larder style storage cupboard and sitting room with TV aerial point, ample space for an L shaped sofa and arm chair

Luxury bathroom has tiled flooring, part tiled walls, recess ceiling spotlights, underfloor heating, heated towel rail, extractor fan and is fitted with a modern suite comprising of WC with hidden Gstern wash hand basin with storage beneath, wall mounted mirror with built in lighting, large double walk in shower with thermostatic shower attachments and UPVC window

There are three double bedrooms all of which have ample space for wardrobes, double radiator, smooth textured ceilings and recess ceiling spotlights

Trap to roof space

Recently fitted Worcester combination boiler

Property has been reroofed, rewired, new UPVC double glazing and new central heating pipework and radiators





Gardens & Grounds

To the front of the property is a shingle driveway giving ample off road parking for three vehicles with the rest of the garden laid to mature shrubs and plants. To the rear of the property are two areas of patio, Pergola and decking, large storage shed and the rest of the garden is laid to lawn for easy maintenance.

Services

Mains gas, electric, drainage and water

Council Tax Band D

Energy Performance Rating Current D61 Potential B81



Floor Plan

Approx. 97.8 sq. metres (1052.3 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.

42 Lavender Road, Hordle, Lymington

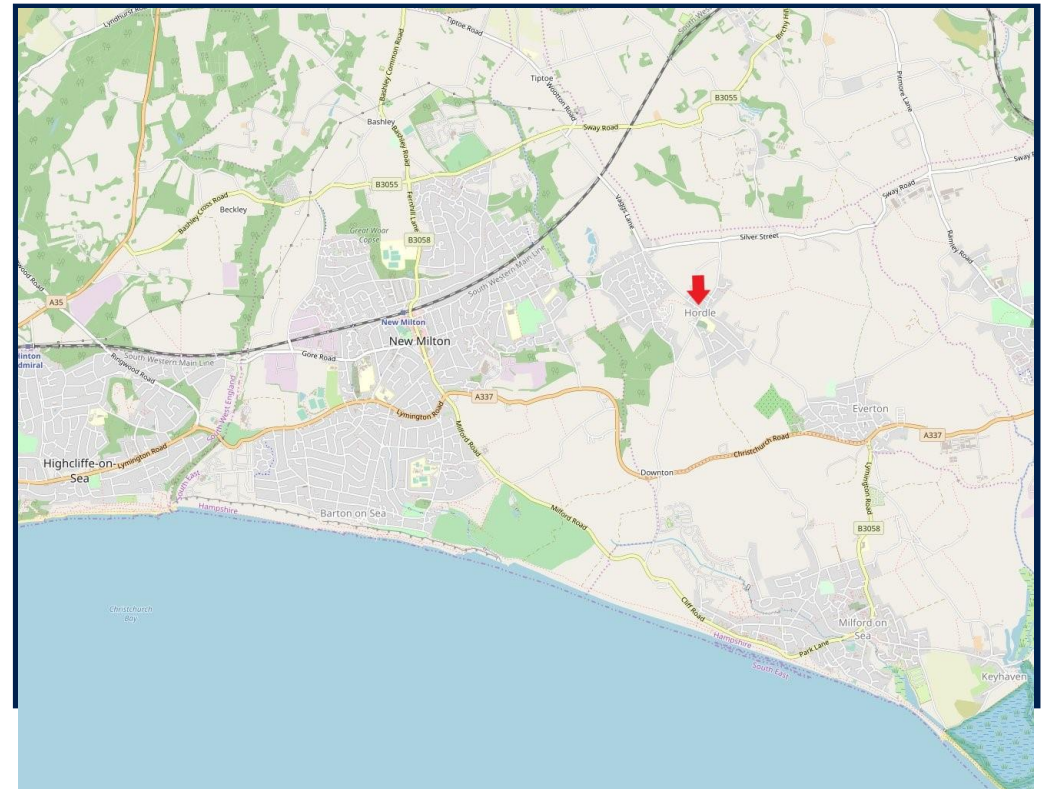


Situation

Hordle is a small village well situated mid-way between the Georgian town of Lymington and the bustling town of New Milton. It benefits from an Ofsted rated 'Outstanding' primary school and excellent facilities including a pharmacy, a Co-Op, a village pub and a sports ground. With the mainline railway station at New Milton, the attractive town quay at Lymington, good quality eateries including the Royal Oak at nearby Downton, the open forest of the New Forest National Park and Barton on Sea cliff top and beach Hordle is a great choice for your new home.

Directions

From Mitchells continue across the traffic lights into Ashley Road. At Ashley traffic lights continue straight over onto Ashley Lane. After approximately $\frac{1}{4}$ of a mile turn right into Hare Lane where the road will continue into Lavender Road and the property will be seen after a short distance on the left hand side.





Centenary Buildings, 8-10 Old Milton Road, New Milton, Hampshire, BH25 6DT Email: info@mitchells.uk.com

Tel: 01425 616411

www.mitchells.uk.com