



*12 Little Dene Copse, Pennington, SO41 8EW*

£550,000

**Mitchells**  
1963 — TODAY



*12 Little Dene Copse  
Pennington  
Lymington  
Hampshire  
SO41 8EW*

A well presented and spacious three bedroom detached bungalow that is situated in a sought after quiet cul de sac in the village of Pennington. The property has been subject to a renovation and extension programme and is presented in excellent position throughout with some minor cosmetic works to be completed. The extension creates a highly impressive kitchen/dining/family room which is situated to the rear of the property with a roof lantern. The rear garden is extremely private with various timber outbuildings including a generous summerhouse and is a real sun trap. To the front of the property there is excellent off road parking.

- Porch
- Entrance Hall
- Sitting Room
- Kitchen/Dining Room
- Three Bedrooms
- Bathroom
- Off Road Parking
- Garage
- Landscaped Garden



## The Property

Storm porch to the front with metre cupboard for electric and gas.

Entrance hall with newly installed electrical consumer unit, a large airing cupboard housing a Worcester combi boiler, a loft hatch with a ladder leading to the vast roof space and a separate WC with a wall hung wash hand basin.

The sitting room is located to the front of the property with a large bay window, a clear view log burner and glazed timber casement doors leading to the kitchen/dining room.

The kitchen/dining room is an impressive space and has just been completely refitted with a range of midnight blue shaker style wall and base storage cupboards including display cabinet, integral electric fan over and a five ring gas hob. There is also a useful larder cupboard with space for a tall fridge freezer and a washing machine.

The dining area has a glass roof lantern, a stable door leading to the patio and casement doors leading out to the rear garden.

There are three bedrooms, bedrooms one and two are generous doubles with bedroom one located to the front of the property and bedrooms two and three enjoy views over the rear garden.

The bathroom is in need of some updating but is in very clean and usable condition with a matching suite comprising a full sized bath with a shower over and shower screen, pedestal wash hand basin, WC, wood effect laminate flooring, window and radiator.





## *Gardens & Grounds*

The front of the property has been laid for ease of maintenance with a large area of block paviour driveway, some decorative pebbled area for additional parking and easy access to the front door.

There is an electric up and over garage door leading to the carport and intern to the brick built garage which has up and over manual door and power.

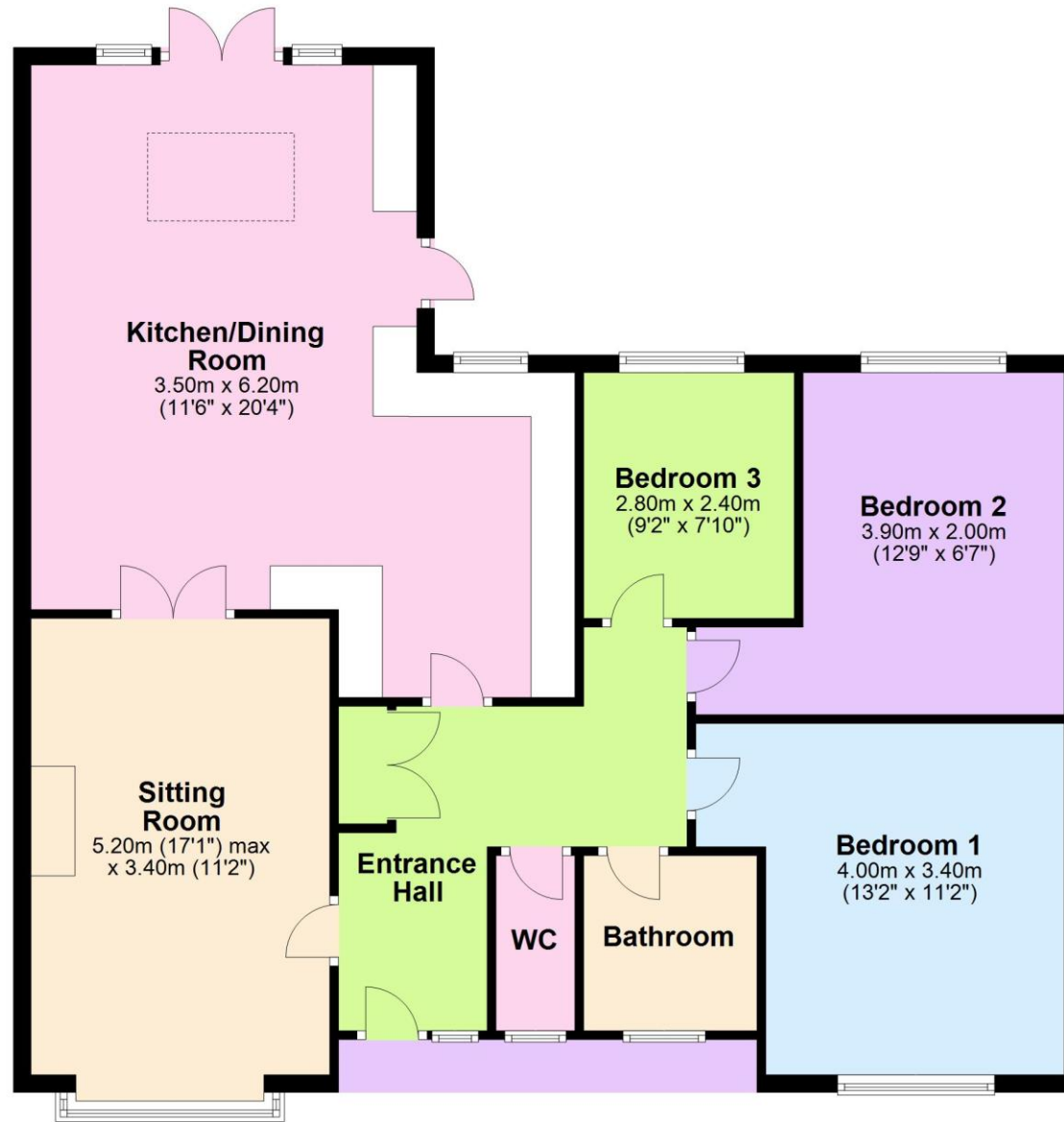
The rear garden is extremely private with a large patio adjoining the rear of the property with various outbuildings comprising of a large potting shed, log store and a summer house with power and a working log burner.

## *Services*

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

## Ground Floor

Approx. 109.7 sq. metres (1181.1 sq. feet)



Total area: approx. 109.7 sq. metres (1181.1 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.

## Situation

The property is situated in the village of Pennington which is on the outskirts of the very popular Georgian town of Lymington. Lymington is well known for its Saturday market and attractive harbour and has the open forest of The New Forest National Park within easy reach.

## Directions

From Mitchells turn right at the traffic lights and proceed along Station Road. At the roundabout turn left onto Lymington Road. Continue straight across at the next roundabout. After approximately five miles turn left into Haglane Copse and take the second left into Little Dene Copse. Take the first turning right where the property will be found shortly on your right hand side.





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