

7 HARFORD CLOSE  
PENNINGTON, LYMINGTON, SO41 8EX









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An attractive and spacious three bedroom, two reception room detached bungalow situated on a lovely and prominent corner plot with a private and south facing aspect to the rear. Other features of this bungalow include a large UPVC double glazed conservatory, a good sized kitchen/breakfast room, a shower room and separate cloakroom, a garage adjoining the rear of the property, further off-road parking and the property is offered with no forward chain.

- Entrance Hall • Sitting Room • Dining Room • Kitchen/Breakfast Room
- Three Bedrooms • Shower Room • Cloakroom
- Garage • Off-Road Parking • Private Gardens



£499,950



## The Property

Entrance hall with UPVC double glazed front door, security alarm controls, double cloaks cupboard and trap to the roof space

Good sized sitting room with a feature UPVC double glazed bay window to the front aspect, an attractive timber fire surround with a stone backing and hearth and inset flame effect electric fire

Separate dining room adjoining the kitchen

Superb large conservatory with low level cavity brick walls, UPVC double glazed windows and a pitched polycarbonate roof along with attractive tile effect flooring, electronic and temperature controlled roof openers, twin casement doors to outside and a lovely outlook over the rear garden

Kitchen/breakfast room fitted with a range of white and grey timber effect units with a stone effect worktop and an inset one and a half bowl sink unit with mixer tap over, breakfast bar, integrated electric oven, gas hob and extractor, fridge and microwave, wall mounted Worcester gas fired boiler concealed in cupboard, space and plumbing for washing and an outlook over the rear garden

Three bedrooms, two with built in wardrobes

Fully tiled shower room fitted with a corner shower cubicle with a recently installed Mira shower, wash basin with storage beneath and tiled flooring

Separate WC







## Gardens & Grounds

The property sits on a lovely corner plot with the gardens extending to three sides of the property with the front and side gardens laid mainly to well kept lawn with mature borders and block paviour pathway.

The rear garden is a particular feature having a good sized area of texture paved patio, well maintained lawn, mature hedging providing a good degree of privacy, a second patio area, timber gate providing access to the driveway and all enjoying a sunny southerly aspect. There is a detached garage with an electrically operated up and over door with power and light and measuring 5.96m x 2.67m.

## Services

Mains gas, electric, drainage and water

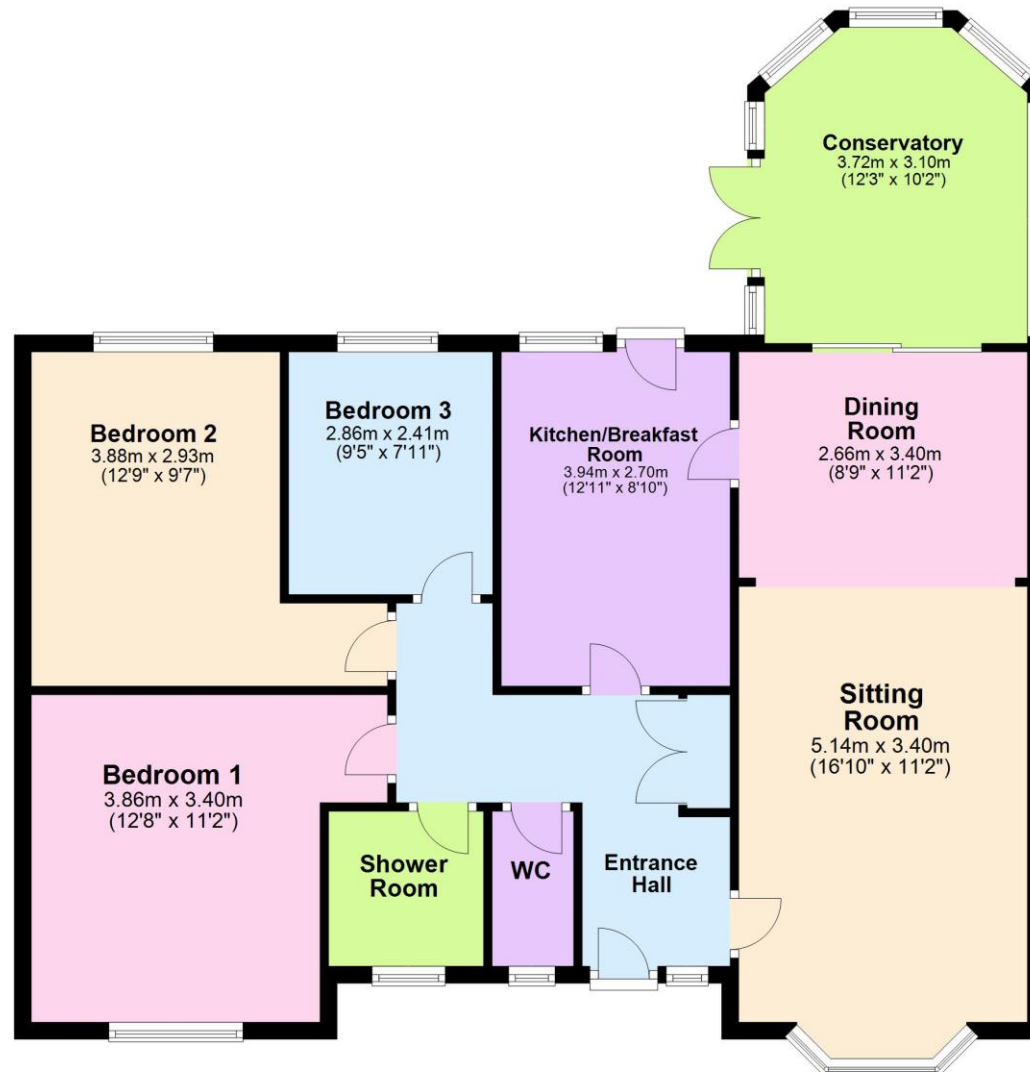
Council Tax Band E

Energy Performance Rating TBC



## Ground Floor

Approx. 100.9 sq. metres (1086.4 sq. feet)



Total area: approx. 100.9 sq. metres (1086.4 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.



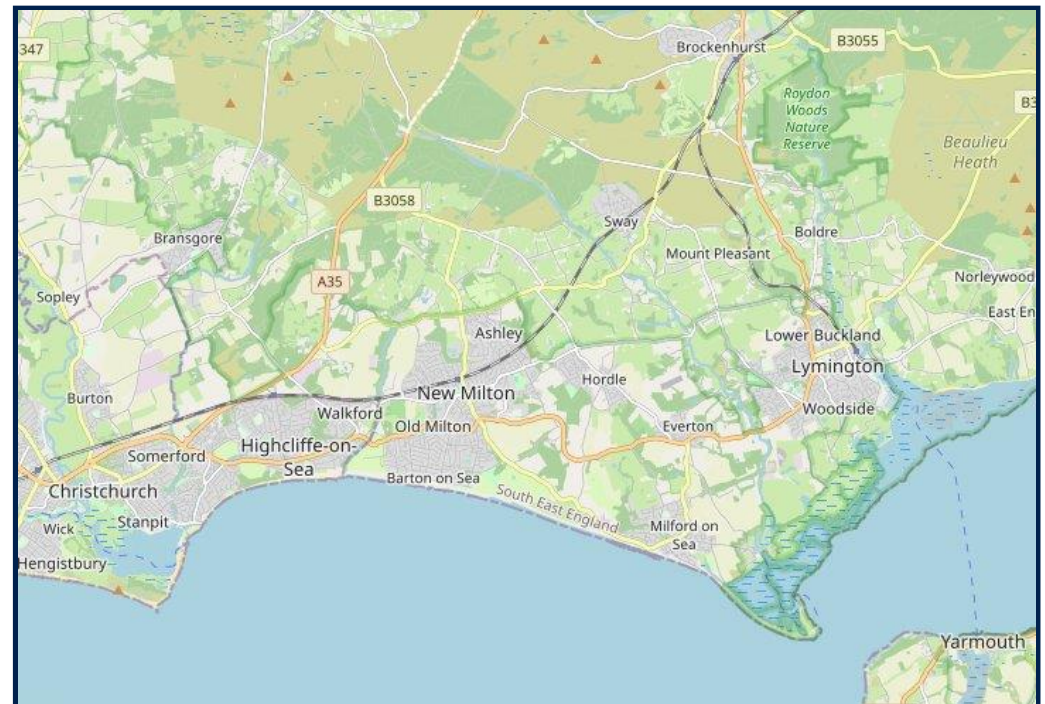


## Situation

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 through the next roundabout. Travel for approximately four miles and upon approaching Pennington, turn left into Haglane Copse, first left into Harford Close where the property will be found on the left hand side.







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