



The Rings, 128 Southampton Road, Lymington, SO41 8NA

£650,000

Mitchells
1963 — TODAY



The Rings
128 Southampton Road
Lymington
Hampshire
SO41 8NA

An immaculately presented five double bedroom modern detached family house situated in a convenient location within easy reach of Lymington town centre, local schools, the quay and the open forest of The New Forest National Park. Other features of this lovely family home include four bath/shower rooms, two reception rooms, a good sized kitchen/breakfast room with a separate utility room, a garage and additional off road parking. An internal viewing is strongly recommended to fully appreciate the size of the property.

- Entrance Hall
- Sitting Room
- Dining Room
- Kitchen/Breakfast Room
- Utility Room
- Cloakroom
- First Floor Landing
- Three First Floor Double Bedrooms
- Family Bathroom
- Two En-Suite Shower Rooms
- Second Floor Landing
- Two Second Floor Double Bedrooms
- Shower Room
- Garage
- Off Road Parking
- Landscaped Gardens



The Property

Entrance hall with attractive cherry wood flooring, stairs to the first floor and cloaks cupboard.

Lovely double aspect sitting room with a feature UPVC double glazed bay window to the front aspect, a handsome stone effect fireplace with stone backing and hearth and an inset flame effect fire and twin UPVC double glazed casement doors onto the patio and rear garden.

Separate dining room with a feature bay window to the front aspect.

Good sized kitchen/breakfast room fitted with an excellent range of modern wall and base units with soft closing drawers and doors and a contrasting dark worktop with an inset one and a half bowl sink unit with mixer tap over, integrated double electric oven, five burner gas hob and extractor, integrated dishwasher, fridge and separate freezer, tiled flooring, under cupboard lighting, ample room for breakfast table, feature box bay window, a lovely outlook over the rear garden and tiled flooring.

Utility room with a further range of wall and base units with a contrasting dark worktop and an inset sink unit, wall mounted Worcester gas fired boiler concealed in cupboard and washing machine.

Cloakroom fitted with a modern white suite with a chrome ladder style heated towel rail and cherry wood flooring.

First floor landing providing access to three first floor double bedrooms all with built in wardrobes and with two benefitting from modern white en-suite shower rooms.

Family bathroom fitted with a modern white suite comprising a panel bath with mixer tap and shower attachment over and glass shower screen, wash basin with storage beneath, WC, tiled flooring and extractor fan.

Second floor landing with trap to the roof space and storage cupboard.

Two first floor double bedrooms both with a double aspect.

Shower room fitted with a modern white suite comprising a fully tiled corner shower cubicle with thermostatic control shower, wash basin with storage beneath, WC, tiled flooring, extractor fan and a double glazed Velux window.

Excellent decorative order throughout.





Gardens & Grounds

There is a small area of garden to the front laid mainly to lawn with mature trees and hedging providing privacy from the road, wrought iron gate and a paved pathway provides access to the front door.

Adjoining the rear of the property is a good sized area of textured paved patio with the remainder laid mainly to lawn with colourful flower and shrub borders, a single garage adjoining the property with a pitched roof and a personal door through to the garage and further allocated parking space to the front.

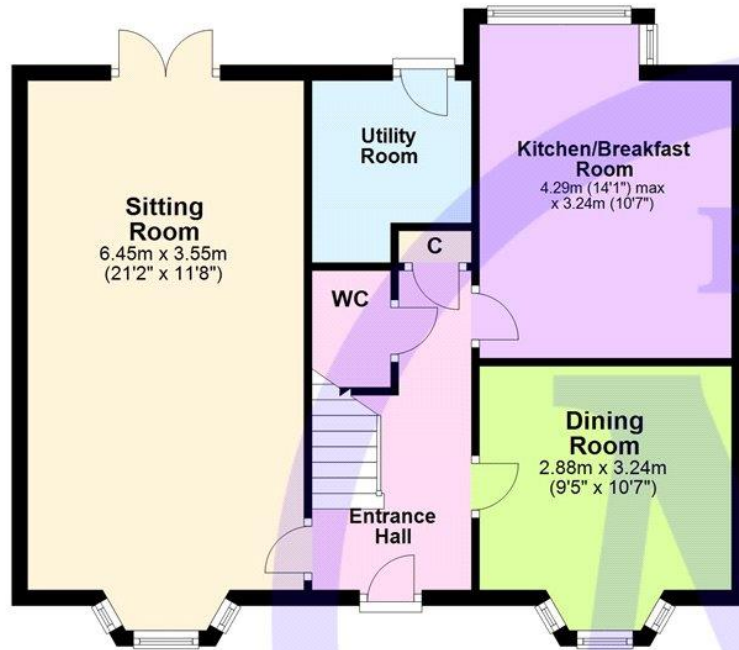
Services

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



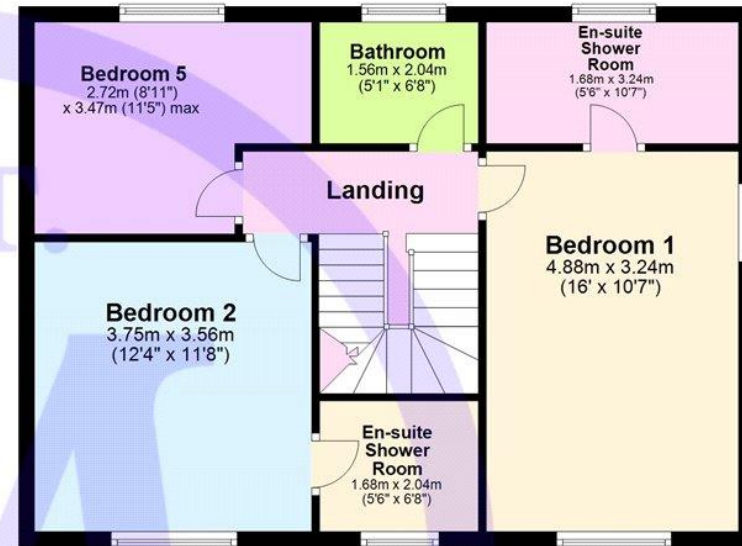
Ground Floor

Approx. 61.9 sq. metres (666.3 sq. feet)



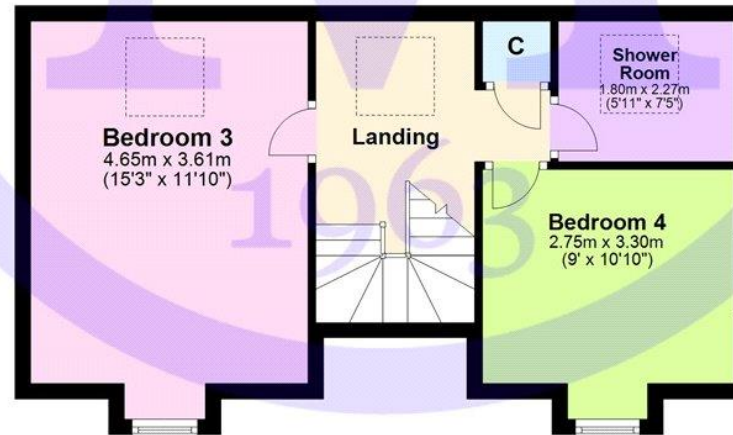
First Floor

Approx. 59.5 sq. metres (640.1 sq. feet)



Second Floor

Approx. 41.5 sq. metres (446.9 sq. feet)



Total area: approx. 162.9 sq. metres (1753.3 sq. feet)

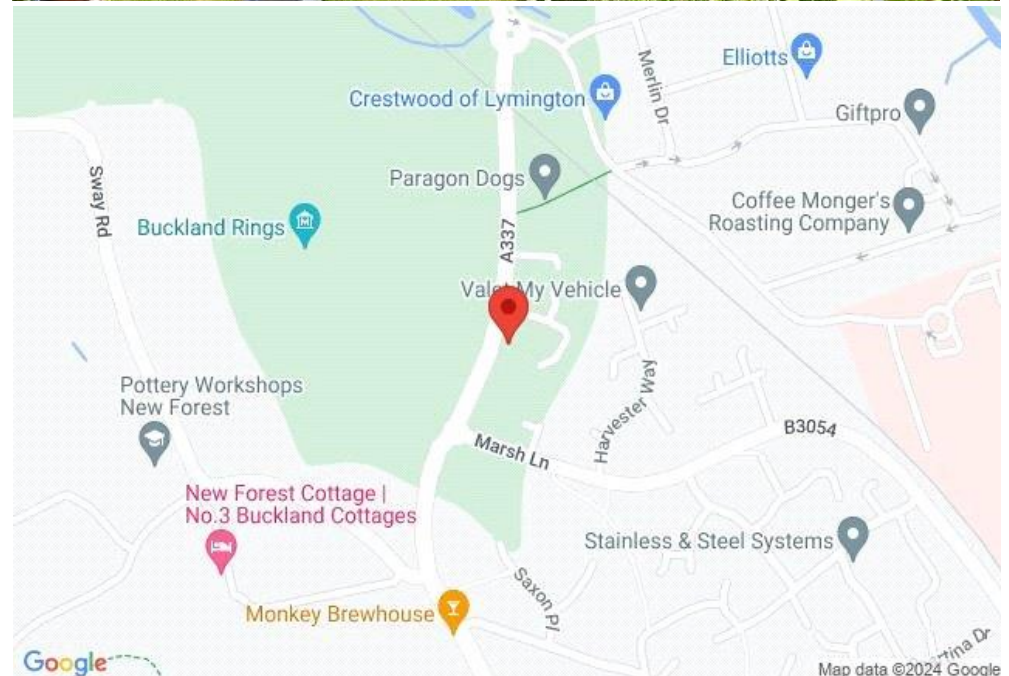
'Whilst every attempt has been made to ensure the accuracy of this floor plan, the measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.'
Plan produced using PlanUp.

Situation

The property is situated in the very popular Georgian town of Lymington which has its Saturday market and attractive harbour. The New Forest National Park is also within easy reach.

Directions

From Mitchells turn right at traffic lights and proceed along Station Road. At the roundabout turn left onto Lymington Road. Continue across at the next roundabout and travel for approximately five miles. Upon reaching the Pennington roundabout take the second exit. At the traffic lights continue straight across into Southampton Road. At the next roundabout take the first exit continuing along Southampton Road where the property will be found on the right hand side.





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