



45a North Street, Pennington, SO41 8GB

£699,950

Mitchells
1963 — TODAY



*45a North Street
Pennington
Lymington
Hampshire
SO41 8GB*

An immaculately maintained and individual four bedroom detached family house, situated in a popular location within easy reach of local schools, Woodside Park, and Lymington town centre. Other features of the property include spacious room sizes, a superb large sitting/dining room, a kitchen with a separate utility/breakfast room, a particularly spacious master bedroom with built-in wardrobes and an en-suite shower room, and easily maintained gardens. An internal viewing is strongly recommended to fully appreciate the size of the property.

- Entrance Hall
- Sitting/Dining Room
- Kitchen
- Breakfast/Utility Room
- Ground Floor Cloakroom
- Landing
- Four Bedrooms
- En-Suite Shower Room
- Family Bathroom
- Integral Garage
- Off Road Parking
- Private Gardens



The Property

Entrance hall with a double glazed front door, stairs to the first floor, and a useful understairs storage cupboard.

A lovely double aspect sitting/dining room featuring a UPVC double glazed bay window to the front aspect, an attractive stone fireplace with a recessed open fire, UPVC double glazed sliding doors leading outside, and a private outlook over the rear garden.

The kitchen is fitted with a range of white wall and base units with contrasting dark wood effect worktops and an inset one and a half bowl sink unit with a mixer tap. There is an integrated Neff five burner gas hob with extractor over, an integrated double electric oven, part tiled walls, tiled flooring, under cupboard lighting, recessed ceiling spotlights, and a pleasant outlook over the rear garden.

Useful breakfast/utility room with a breakfast bar overlooking the rear garden, storage units, a sink unit with mixer tap, a wall mounted Worcester gas fired boiler, and space for a washing machine, tumble dryer, and American style larder fridge. The room also benefits from tiled flooring, recessed ceiling spotlights, and an extractor fan.

The ground floor cloakroom is fitted with a white suite comprising a WC and hand basin with storage beneath. It also features tiled flooring, an extractor fan, and a large cloaks cupboard.

A spacious first floor landing includes a trap to the roof space.

There are four first floor bedrooms, three of which are good sized double rooms, all with built-in wardrobes. The large master bedroom suite features an extensive range of built-in bedroom furniture, recessed ceiling spotlights, and a fully tiled, modern en-suite shower room fitted with a white suite comprising a large shower cubicle with thermostatically controlled shower, wash basin with storage beneath, WC, fully tiled walls, tiled flooring, chrome ladder style heated towel rail, recessed ceiling spotlights, and an extractor fan.

The fully tiled family bathroom comprises a panel bath with an independent shower over and glass shower screen, wash basin, WC, chrome ladder style heated towel rail, recessed ceiling spotlights, and an extractor fan.





Gardens & Grounds

The front garden features a good sized area of block paving, providing off road parking and leading to the integral garage, which has an up and over door, power and light, and access to the boiler cupboard housing a pressurised hot water cylinder. The remainder of the front garden is mainly laid to lawn with mature, colourful borders, and a low close boarded timber fence separates the property from the pavement.

Twin timber gates provide side access, with drive through parking suitable for a caravan or boat, if required.

The rear garden includes a generous textured paved patio, an area of artificial lawn, raised flower, shrub, and conifer borders, a greenhouse, twin timber garden sheds, and offers a good degree of privacy and seclusion.



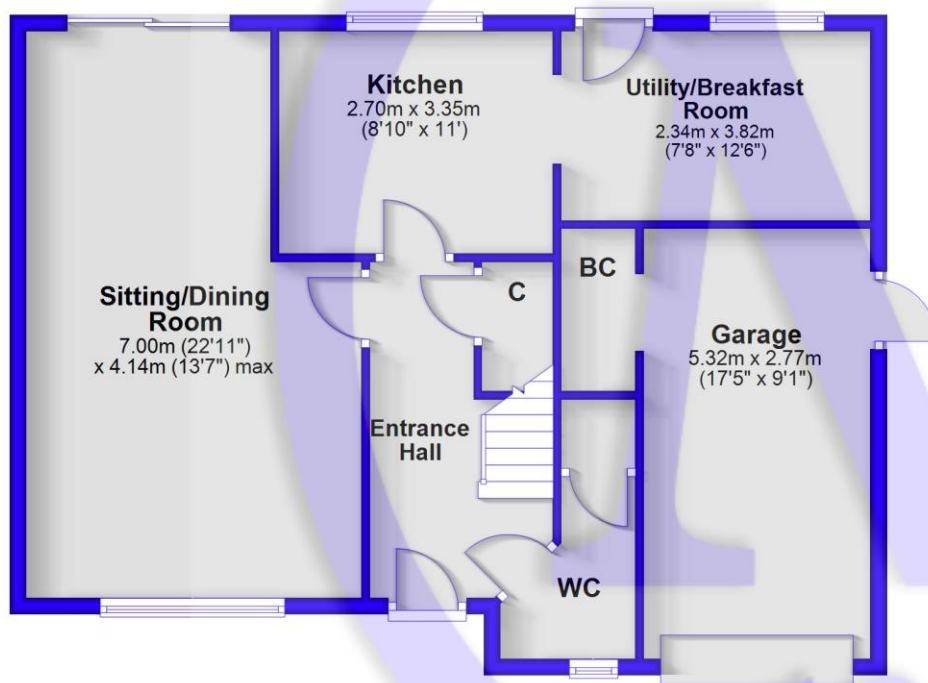
Services

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

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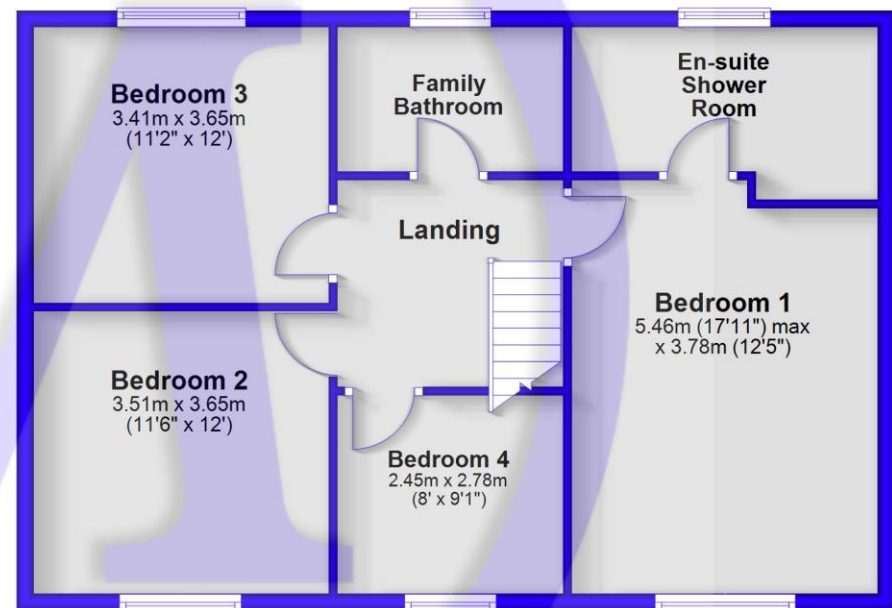
Ground Floor

Approx. 77.8 sq. metres (837.2 sq. feet)



First Floor

Approx. 73.6 sq. metres (792.4 sq. feet)



1963

Total area: approx. 151.4 sq. metres (1629.5 sq. feet)

Situation

Pennington is a charming village situated just on the outskirts of the highly sought-after Georgian town of Lymington. Known for its vibrant Saturday market, picturesque harbour, and a wide range of independent shops, cafes, and restaurants, Lymington is a thriving town with much to offer. Pennington benefits from its proximity to the New Forest National Park, providing easy access to scenic countryside walks, cycling trails, and outdoor activities. With excellent local amenities, good transport links, and a peaceful village atmosphere, Pennington offers the perfect balance of rural charm and town convenience.

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 and travel for approximately six miles. Upon reaching the village of Pennington, proceed to the roundabout and take the first exit on the left into North Street, where the property will be found on the left hand side.





Mitchells.uk.com
info@mitchells.uk.com
01425 616411

Centenary Buildings
8-10 Old Milton Road
New Milton
Hampshire
BH25 6DT

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