



55 Bays Road, Pennington, SO41 8HL

£359,950

Mitchells
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*55 Bays Road
Pennington
Lymington
Hampshire
SO41 8HL*

This spacious end of terrace family house is situated in a popular residential location within easy reach of the local schools, the common and only a few steps from the playing fields. The property offers excellent room sizes and other features include a UPVC double glazed conservatory, a ground floor cloakroom, a modern kitchen and wet room and twin timber gates providing access into the rear garden.

- Porch
- Entrance Hall
- Sitting/Dining Room
- Kitchen
- Cloakroom
- Landing
- Three Bedrooms
- Family Bathroom
- Private Gardens



The Property

UPVC double glazed entrance porch with a useful store cupboard.

Entrance hall with stairs to the first floor, an understairs storage cupboard, a further large cloaks cupboard and a ground floor cloakroom fitted with a white suite.

Good sized double aspect sitting/dining room with a private outlook to the front and twin UPVC double glazed casement doors into the conservatory with low level brick walls, UPVC double glazed windows, a polycarbonate roof, twin casement doors onto the patio and a private outlook over the rear garden.

Kitchen fitted with a range of modern white wall and base units with soft closing drawers and doors and a contrasting dark stone effect worktop with an inset one and half bowl sink unit with a mixer tap over, integrated electric oven, gas hob, extractor and microwave, space for a washing machine, tiled flooring, attractive wall tiling, a heated towel rail, a wall mounted gas fired boiler, an outlook over the rear garden and an integrated fridge.

First floor landing with a trap to the roof space and an airing cupboard.

Three first floor bedrooms with two being particularly large double rooms and one with built in wardrobes.

Modern wet room comprising a level access shower area with a Mira thermostatic control shower and a glass shower screen, a wash basin, a WC, a chrome ladder style heated towel rail, recess ceiling spotlights and an extractor fan.





Gardens & Grounds

The property sits on a mature plot with a good sized front garden laid mainly to lawn with mature hedging providing privacy.

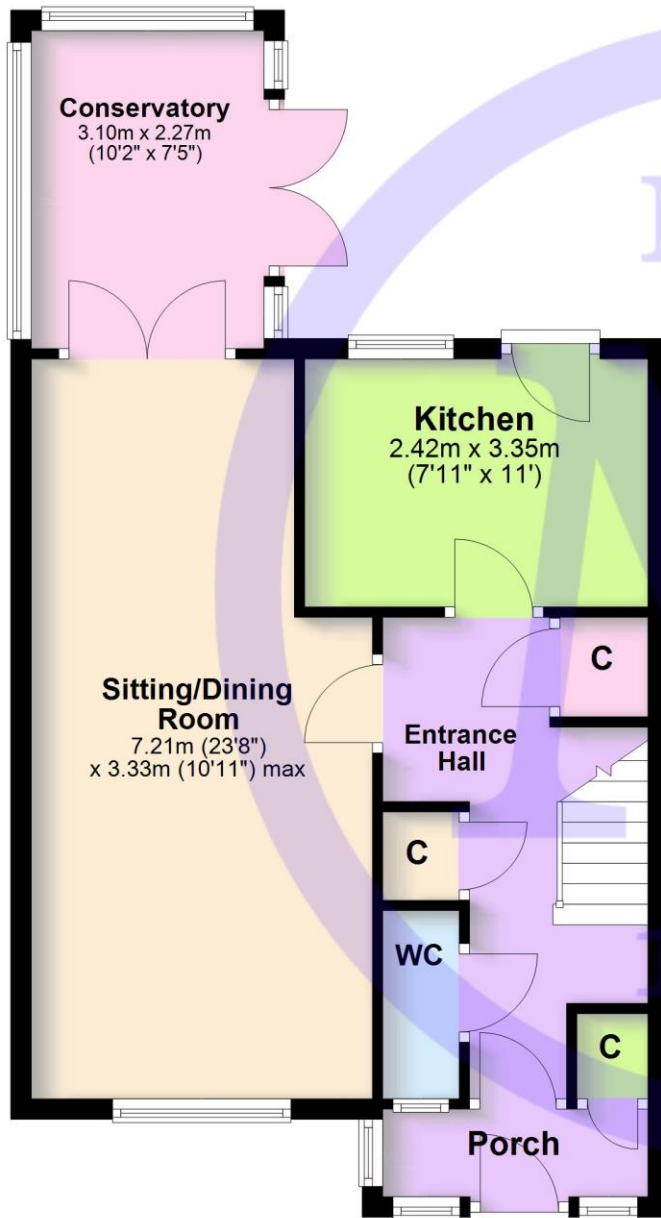
Adjoining the rear of the property is an area of paved patio with the remainder laid mainly to lawn with mature and well stocked beds and borders, a timber garden shed and twin timber gates providing rear vehicular access to area of hard standing.

Services

- Mains gas, electric, drainage and water
- Council Tax Band C
- Energy Performance Rating To be confirmed

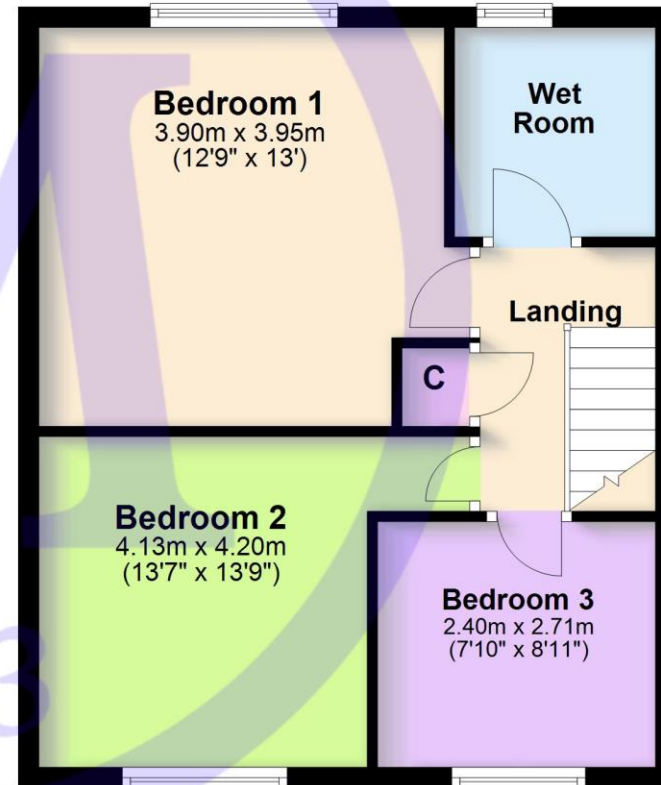
Ground Floor

Approx. 52.1 sq. metres (560.4 sq. feet)



First Floor

Approx. 44.8 sq. metres (482.2 sq. feet)



Total area: approx. 96.9 sq. metres (1042.6 sq. feet)

Pennington Recreation Ground



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 into Lymington Road. Continue across at the next roundabout and travel for approximately five miles. Upon reaching the village of Pennington turn left into South Street. After approximately half a mile turn right opposite the common into the Lodge Road. At the end bear left into Bays Road and take the second turning left where the property will be found on the left hand side.





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