



18 Efford Way, Pennington, SO41 8BX

£289,950

Mitchells
1963 — TODAY



*18 Efford Way
Pennington
Lymington
Hampshire
SO41 8BX*

A spacious three bedroom mid-terrace family house situated in a convenient location within easy walking distance of the village amenities and the popular local schools. The property benefits from excellent frontage and a private rear garden, and other features include a large sitting/dining room, a ground floor cloakroom, a useful utility room, a private rear garden with rear access, and within easy reach of Lymington town centre and quay.

- Porch
- Entrance Hall
- Sitting/Dining Room
- Kitchen
- Utility Room
- Ground Floor Cloakroom
- Landing
- Three Bedrooms
- Shower Room
- First Floor Cloakroom
- Private Gardens



The Property

UPVC double glazed entrance porch with tiled flooring.

Entrance hall with timber effect flooring, and stairs to the first floor.

Good sized sitting/dining room benefitting from a double aspect, a recessed fireplace with a timber mantle, UPVC double glazed sliding doors onto the decking, and a private outlook over the rear garden.

Kitchen fitted with a range of timber effect wall and base units, a contrasting stone effect worktop with an inset one and a half bowl sink unit with a mixer tap over, integrated electric oven, gas hob and extractor, space for fridge and separate freezer, space and plumbing for a washing machine, tiled flooring, under cupboard lighting, and an arch through to a useful separate utility room, with further storage cupboards, space and plumbing for a washing machine, timber effect flooring, and a UPVC double glazed door to outside.

Ground floor cloakroom fitted with a white suite.

First floor landing with a boiler cupboard housing the wall mounted Worcester gas fired boiler, and a trap to the roof space.

Three first floor bedrooms, all with built in wardrobes.

Fully tiled shower room fitted with a white suite comprising a corner shower cubicle with a thermostatic controlled shower, wash basin with storage beneath, tiled flooring, recessed ceiling spotlights, and a heated towel rail.

Fully tiled separate WC fitted with a white suite.





Gardens & Grounds

The property benefits from excellent frontage which is laid mainly to lawn, with colourful flower and shrub borders.

Adjoining the rear of the property is an area of timber decking, with the remainder laid mainly to crazy paved patio, a second area of raised timber decking, a timber gate providing rear access, a useful brick built store, and a good degree of privacy.



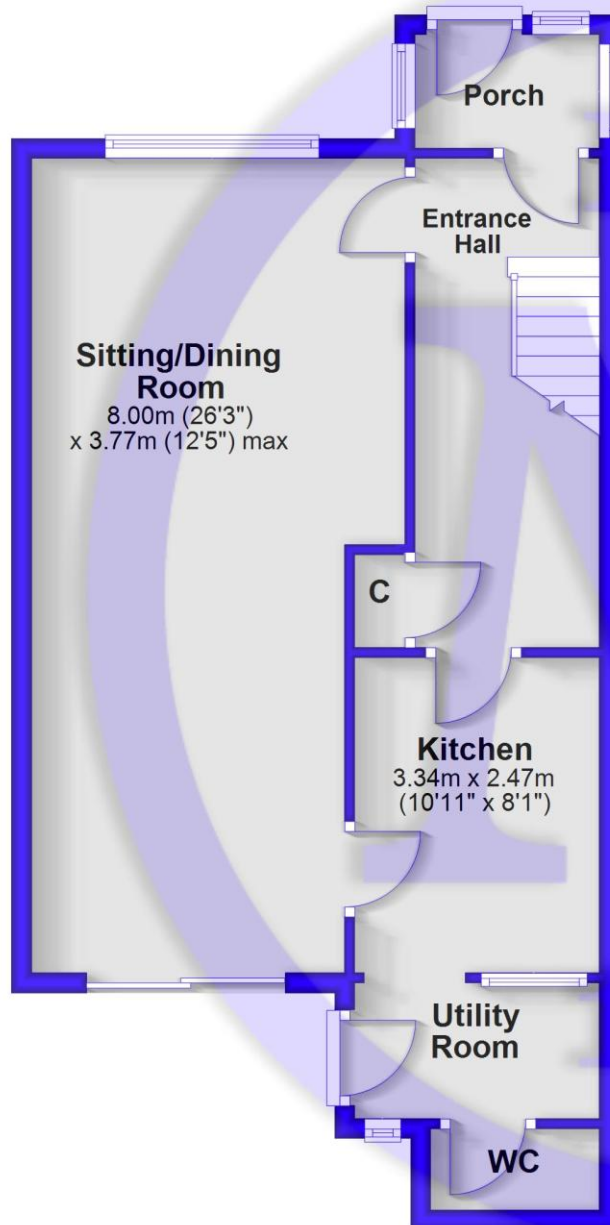
Services

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



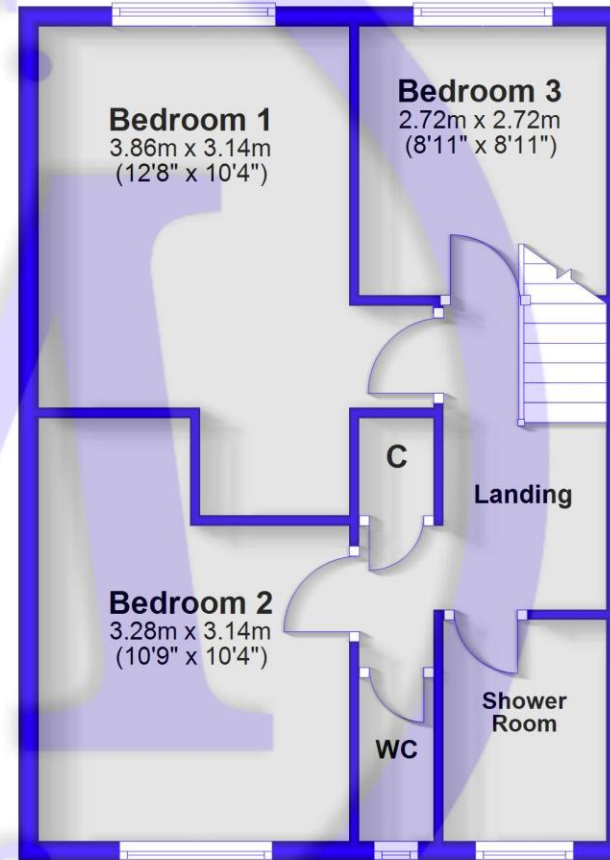
Ground Floor

Approx. 53.7 sq. metres (577.5 sq. feet)



First Floor

Approx. 47.9 sq. metres (515.6 sq. feet)



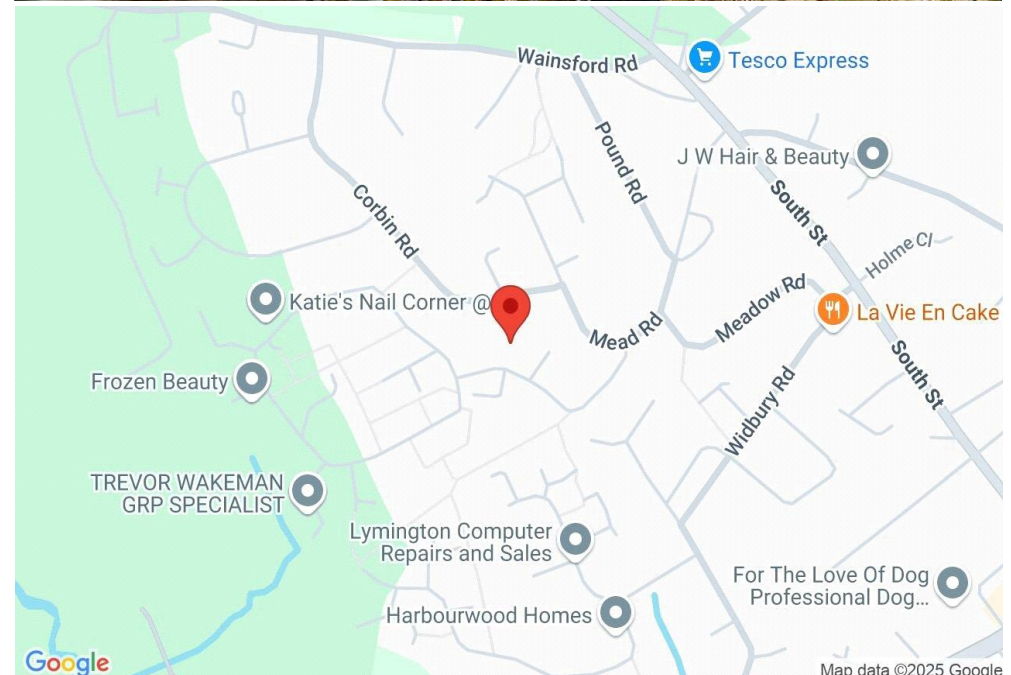
Total area: approx. 101.6 sq. metres (1093.2 sq. feet)

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 across at the next roundabout and travel for approximately four miles. Upon reaching village of Pennington turn left into South Street. Take the third left into Meadow Road. At the T junction turn left into Mead Road and then first left into Efford Way where number 18 will be found after a short distance on your right 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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