

5 Wainsford Court, 5 Wainsford Road, Pennington, SO41 8GD £325,000

Mitchells

1963 — TODAY



5 Wainsford Court
5 Wainsford Road
Pennington
Lymington
Hampshire
SO41 8GD

A characterful two double bedroom house forming part of a stylish courtyard style development in a wonderful tucked away position, yet within easy reach of the local shops, school, and common. The property is superbly presented throughout, with features including a fantastic modern kitchen, a modern bathroom, a useful utility room, allocated parking, and easily maintained gardens. An internal viewing is strongly recommended to fully appreciate the property.

- Entrance Hall
- Kitchen
- Sitting/Dining Room
- Utility Room
- Landing
- Two Double Bedrooms
- Bathroom
- Allocated Parking
- Private Gardens





The Property

Entrance hall with attractive timber effect flooring, stairs to the first floor, an understairs storage cupboard, and a double glazed front door.

Lovely double aspect sitting/dining room with a feature bay window overlooking the courtyard and twin UPVC double glazed casement doors opening onto the rear garden.

Superb modern kitchen fitted with a range of grey wall and base units, soft closing drawers and doors, a contrasting timber effect worktop, an inset sink unit with a mixer tap over, a wall mounted Worcester gas-fired boiler concealed in a cupboard, timber effect flooring, and recessed ceiling spotlights. Integrated appliances include an electric oven, a gas hob, an extractor, a fridge, a separate freezer, and a dishwasher.

Useful ground floor utility room with space for a tumble dryer and a washing machine. This room was formerly a cloakroom and could easily be reinstated if required.

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

Two double bedrooms, with the lovely master bedroom having a built-in triple wardrobe.

Bathroom fitted with a modern white suite comprising a panelled bath with a mixer tap and a shower attachment over, a wash basin with storage beneath, a WC, tiled flooring, part tiled walls, recessed ceiling spotlights, and a chrome ladder style heated towel rail.

















Gardens & Grounds

The property is situated within a lovely courtyard style development, with allocated parking to the front.

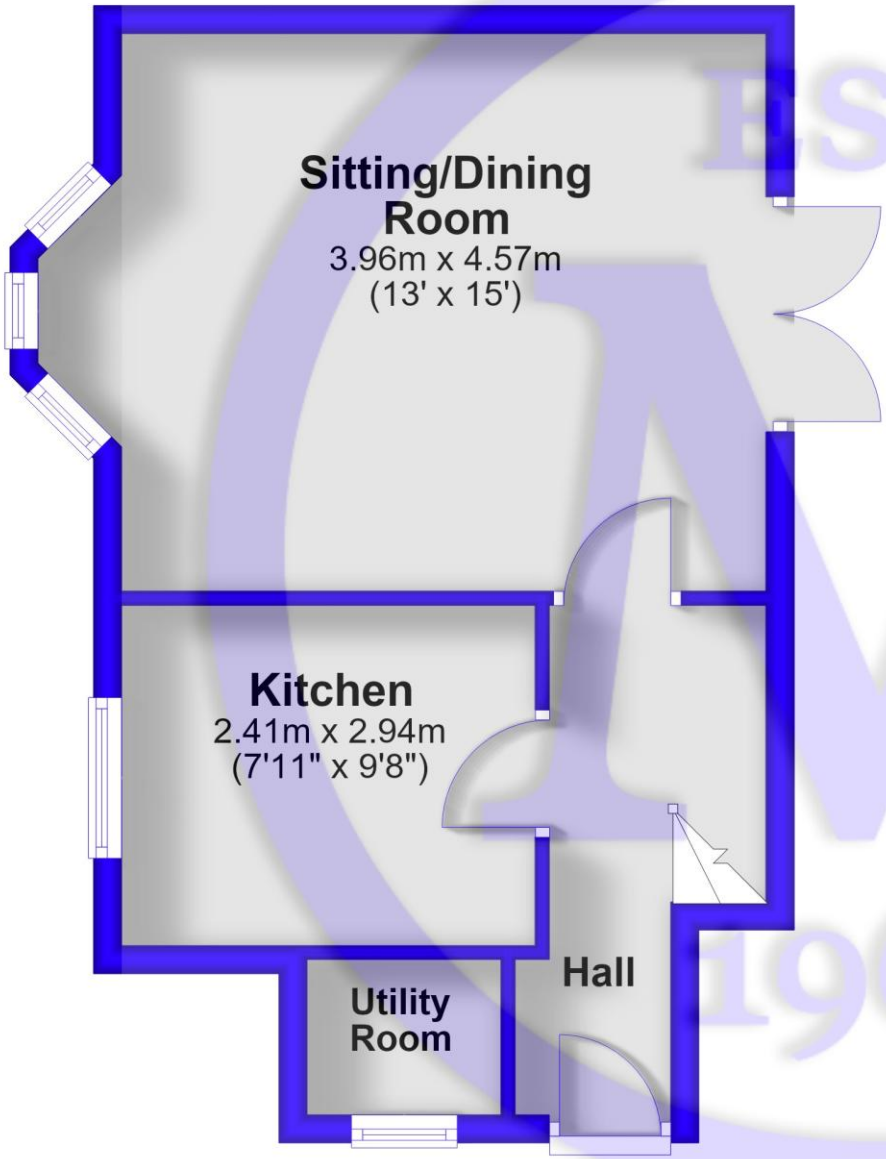
The rear garden is laid mainly to a textured paved patio and artificial lawn for ease of maintenance. It enjoys a good degree of privacy and a sunny south westerly aspect.

Services

- Mains gas, electricity, drainage and water
- Council Tax Band: D
- Energy Performance Rating: C

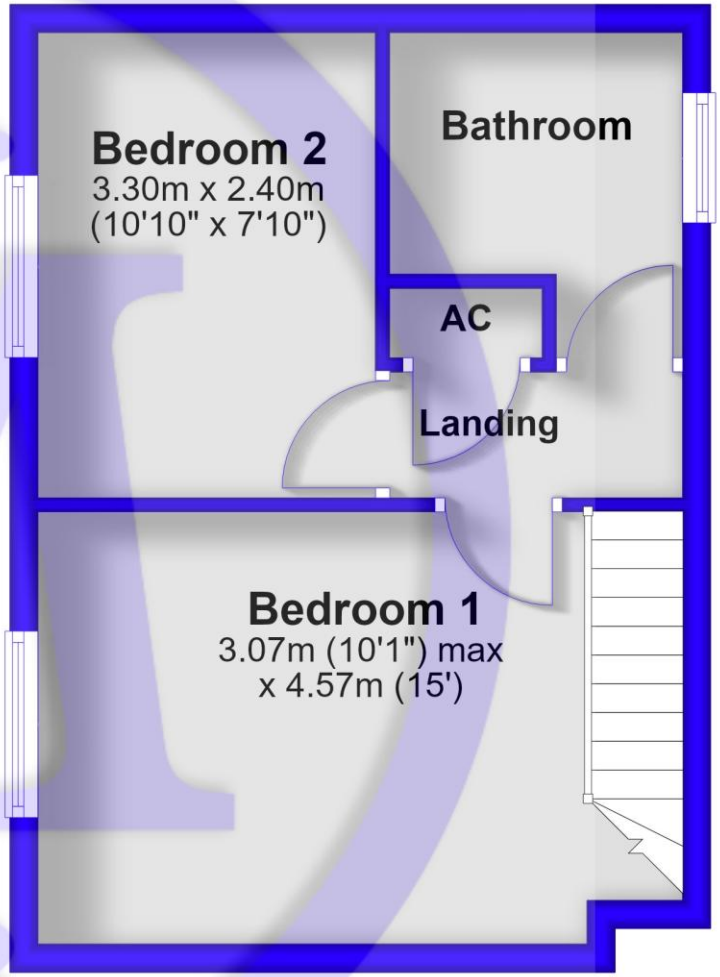
Ground Floor

Approx. 33.2 sq. metres (357.9 sq. feet)



First Floor

Approx. 29.4 sq. metres (316.1 sq. feet)



Total area: approx. 62.6 sq. metres (673.9 sq. feet)

Situation

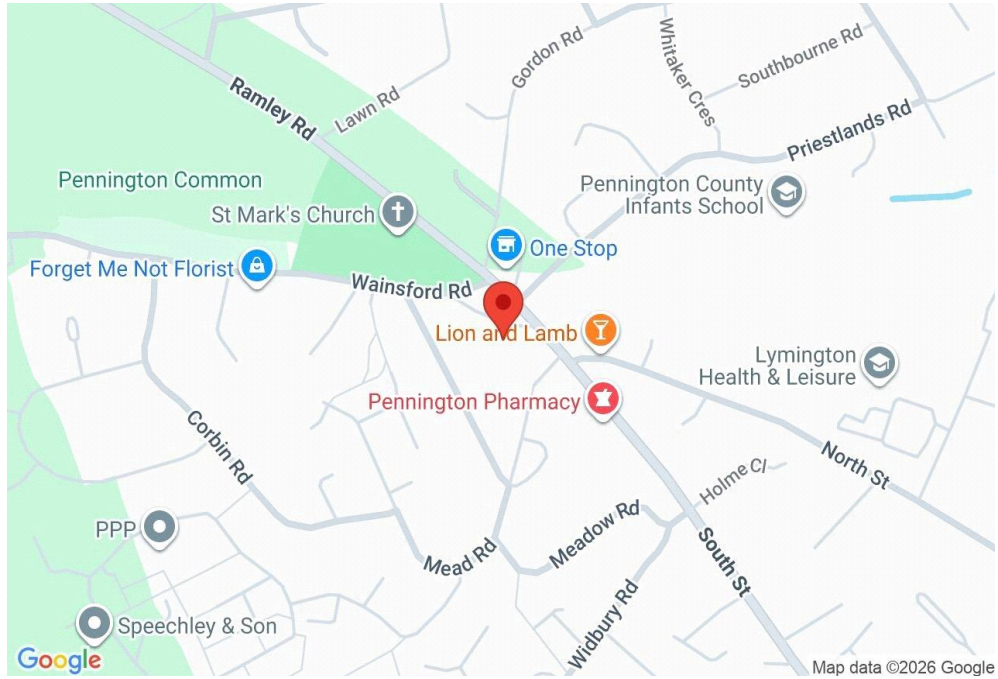
Pennington is a well-established village on the outskirts of Lymington, offering a great balance of village life and everyday convenience.

The historic market town is just a short distance away, with its popular Saturday market, picturesque quay, independent shops, cafés and restaurants.

The New Forest National Park is also close by, providing miles of walking and cycling routes, while the nearby coastline offers plenty of opportunities to enjoy the outdoors.

With a good range of local amenities, schools and transport links, Pennington is a popular choice for those looking to enjoy a quieter lifestyle without being far from everything they need.







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

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

Mitchells
1963 — TODAY

EST. M 1963