



14 Lentune Way

Lymington | Hampshire | SO41 3PF

£950,000

CALDWELLS
Est. 1996

14 Lentune Way, Lymington, Hampshire, SO41 3PF

Summary

Offering potential to modernise and enlarge (STPP) as many of the neighbouring homes have done, this detached chalet style house is situated in this favoured location on the south side of Lymington being within easy reach of the town centre, yacht clubs and marinas. The property currently has three bedrooms, a good sized sitting/dining room and a large kitchen/breakfast room, as well as off-road parking, garaging and a lovely rear garden with a summerhouse. No forward chain.

Directions

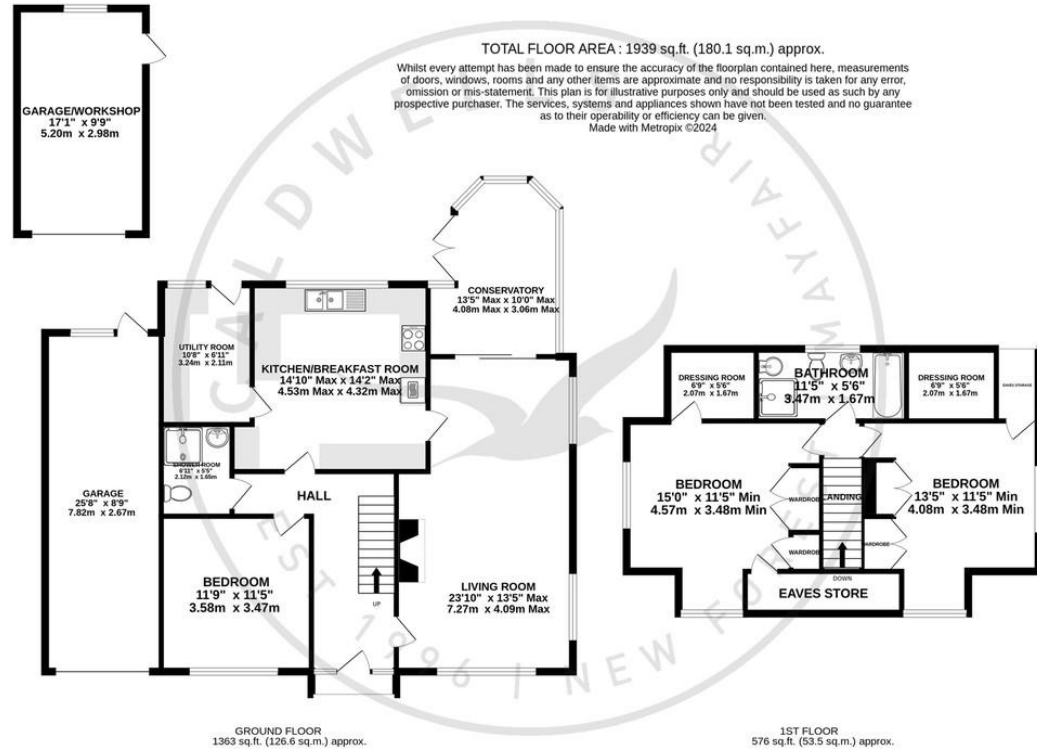
From our office in the High Street proceed past the church into St Thomas Street. After approximately 200 yards by the one way system, bear left into Belmore Lane. Take the next turning right into Belmore Road, then first left into Old Farm Walk. Bear right into Lentune Way following the road along and round the bend to the left where the property will be seen along on the left hand side.

Council Tax Band | F

Tenure | Freehold

EPC Rating |

£950,000



THE GROUND FLOOR

The recessed entrance porch and front door lead into the spacious entrance hall which has a staircase to the first floor and a useful under stairs recess with a small cupboard housing the electric fuse board. To the right of the hall, a door opens into the sitting/dining room which overlooks the front garden and has an attractive feature marble fireplace fitted with a gas coal effect fire and a TV recess to one side. A sliding door gives access from the dining area through to the conservatory which has a ceramic tiled floor and doors to the patio and garden. From the dining area there is a glazed door which gives access to the large kitchen/breakfast room (this can also be accessed from the hall) which is fitted with an extensive range of floor and wall mounted units incorporating a Neff double oven, Neff halogen hob, extractor hood, dishwasher, double bowl stainless steel sink and space for a tall fridge freezer. Leading off from here is the utility room which is fitted with a range of floor and wall mounted units, one of which houses the wall mounted Worcester gas fired boiler which provides domestic hot water and central heating. There is a sink, space/plumbing for a washing machine and tumble dryer and a door to the garden. From the hall there is a ground floor bedroom which is currently used as a study and adjoining this is a shower room which comprises a corner shower enclosure, WC and wash basin.

THE FIRST FLOOR

From the hall, the staircase leads up to the landing where there are two further bedrooms; the main bedroom is fitted with a range of wardrobes and further eaves storage as well as a dressing room. Bedroom two is also a large double room and has a range of wardrobes to one side, access to the roof space and further eaves storage, plus a dressing area. The family bathroom is fitted with suite comprising a panelled bath with hand held shower, WC, bidet, wash basin and shower enclosure.



Accommodation Summary

- Detached chalet house with three bedrooms
- Favoured location on the south side of Lymington
- Lovely rear garden with summerhouse
- Off-road parking & garaging/workshop
- Potential to modernise/enlarge (STPP)
- Good sized sitting/dining room & conservatory
- Large kitchen/breakfast room & utility room
- Ground floor bedroom & shower room
- Two first floor bedrooms & bathroom
- No forward chain

Services

All main services are connected to the property.





Please Note: Any appliances and/or services mentioned within these sales particulars do not imply they are in full and efficient working order. Any floor plans shown are not to scale and are for room identification purposes only.

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