



**PETTENGELLS**  
ESTATE AGENTS

6 Linden Way, Lymington, Hampshire, SO41 9JU  
Asking Price £735,000

## 6 Linden Way, Lymington, Hampshire, SO41 9JU

- Superb Detached Bungalow
- Close To Lymington Town
- Lovely Garden
- Three Double Bedrooms
- Bathroom & Ensuite
- Well Appointed Kitchen
- Driveway
- Garage (Converted)
- Spacious Living Area
- Extended & Refurbished







**IMPRESSIVE REFURBISHED BUNGALOW!**

We are pleased to offer this most appealing three double bedroom detached bungalow situated within walking distance of Lymington town and with many great features including living room leading to the kitchen, a bathroom, a shower room and lovely garden.

Accommodation: The entrance hall leads into the superb open plan living space with underfloor heating where there is sitting, dining areas and an impressive kitchen with integrated appliances, and bi-fold doors to the rear. There are three double bedrooms, an ensuite shower/wet room off bedroom one, and a main bathroom.

Outside: To the front there is a pleasant garden area and adjoining this the driveway gives off road parking. This adjoins the garage although this has been converted to provide half storage at the front and a bar to the rear as shown in picture (drinks not included!). The rear garden has a lawned area as well as decking.

Current EPC: D, Council tax band: D, Tenure: Freehold

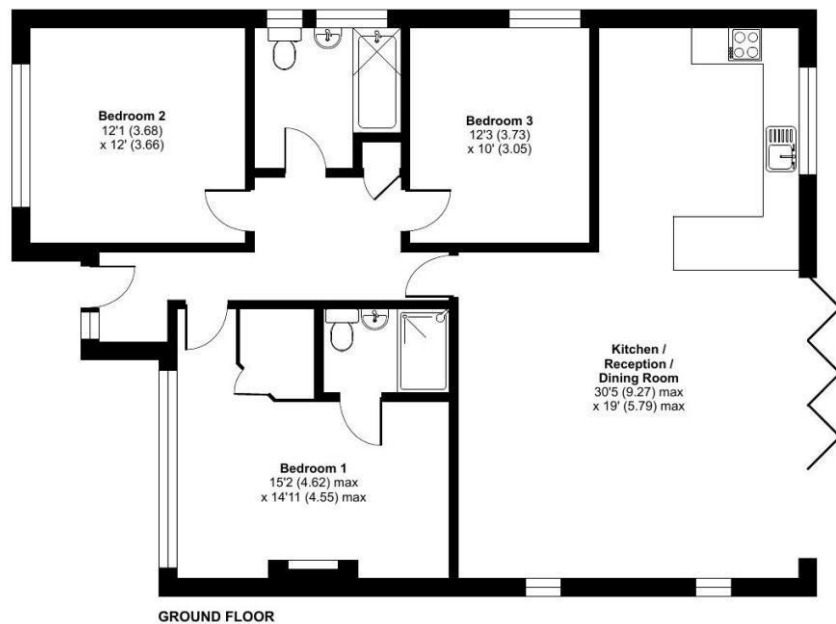
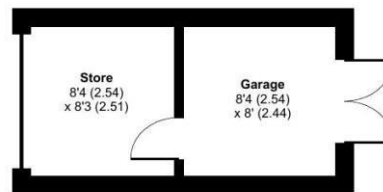
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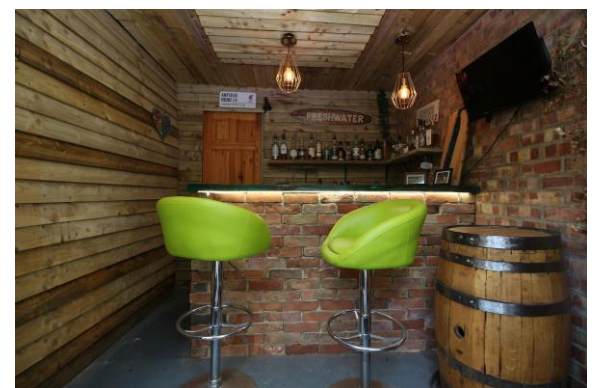
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Approximate Area = 1184 sq ft / 110 sq m  
Garage = 141 sq ft / 13.1 sq m  
Total = 1325 sq ft / 123.1 sq m

For identification only - Not to scale



**RICS Certified Property Measurer**  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Turner Property Experts Ltd. REF: 883376



**VERY IMPORTANT, PLEASE READ:** There may be omissions in these sales particulars and they do not constitute part of a contract. Floor plans are for representational purposes only and may not be to scale. All measurements including floor area (which may or may not include garage and/or conservatory) are approximate and should not be relied upon. We make no assertion that the property is in good condition or otherwise, nor that any services, appliances or systems are in good working order. Items depicted in photos may not be included. Maintenance/ground rent figures have been supplied by the seller. Maintenance tends to go up every year and there can be extra charges. Ground rent tends to increase periodically. We will endeavour to mention if a property is not of standard construction but we are not always able to establish this. The flood risk is deemed as 'very low' unless stated otherwise. We are not aware of issues affecting the structural integrity of the property or whether there is any asbestos present (including outbuildings). Most properties have restrictive covenants. Please ask us if you would like sight of these prior to offering. Alternatively your solicitor will advise on these during conveyancing. There is general coastal erosion on the Barton coastline. We are not aware of any current planning permissions close to the property that may cause concern but this could be looked into. Potential viewers and purchasers should investigate and/or verify all relevant points and if appropriate, commission experts including surveyor to report before proceeding, and we will assist whenever possible.

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