



**PETTENGELLS**  
ESTATE AGENTS

11 Nursery Grove, Lymington, Hampshire, SO41 8QT  
Asking Price £750,000

11 Nursery Grove, Lymington, Hampshire, SO41 8QT

- Detached four bedroom brand new house
- Pleasant garden & location
- Two bathrooms
- High spec' property
- Lovely kitchen/breakfast room
- Living room
- Family room/dining room with bi-folds
- Driveway and large garage
- New build warranty
- Feature sash windows





SPLENDID, BRAND NEW FOUR BEDROOM DETACHED FAMILY HOME, SITUATED IN AN APPEALING SEMI-RURAL LOCATION ON THE FRINGES OF LYMINGTON/PENNINGTON, AND WITH THE FEEL OF A SPACIOUS CHARACTER COTTAGE.

Accommodation: An entrance hall leads into a lovely living room and then in turn a dining/family room with bi-fold doors overlooking the rear garden. Open plan then leads into the well-appointed kitchen with extensive integrated appliances. There is a downstairs cloakroom. The first floor landing leads to the four bedrooms, three doubles and one single, with bedroom one having an ensuite shower room and enjoying a particularly pleasant outlook to the rear. There is then a family bathroom which has a rain shower over the bath.

Outside: The driveway gives off a parking and leads to a detached single garage and there is an electric vehicle charging point. The rear garden has a lovely tree-lined backdrop behind and comprises lawn, shrubs and patio.

The property has an air-source heat pump for the central heating with underfloor heating downstairs and traditional radiators upstairs. There is a maintenance charge which last year was £512. Mainly electric & water. Private drains pump system feeds into mains.

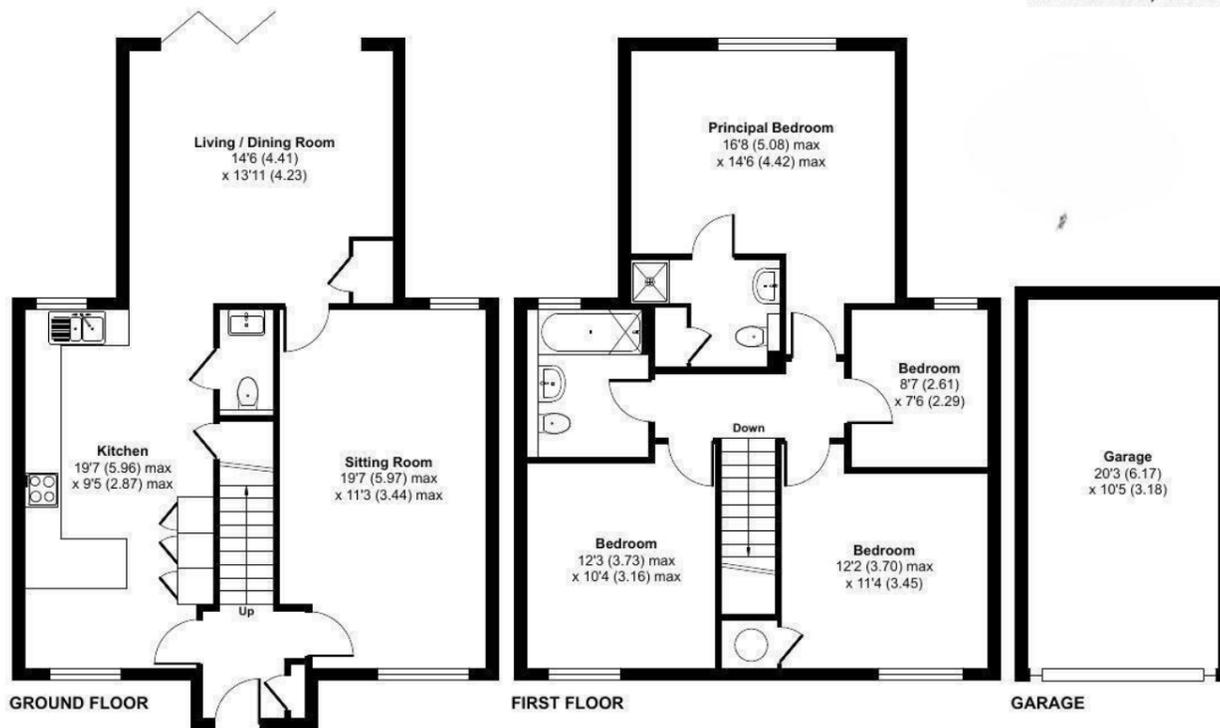
EPC: B, Council tax band: F, Tenure: Freehold

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21 Old Milton Road, Hampshire, BH25 6DQ | 01425 629100 | newmilton@pettengells.co.uk | www.pettengells.co.uk

**Nursery Grove, Pennington, Lymington, SO41**

Approximate Area = 1415 sq ft / 131.4 sq m  
Garage = 211 sq ft / 19.6 sq m  
Total = 1626 sq ft / 151 sq m  
For identification only - Not to scale



**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. 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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