

Lions Wood,
St Leonards, Ringwood, BH24 2LU



MEYERS
MOVING BEYOND EXPECTATIONS



Offers In Excess Of: £575,000

This beautifully presented three double bedroom detached bungalow is situated in a desirable, quiet cul-de-sac within St Leonards and is just a short walk to local amenities and the Castleman Trailway which offers miles of fabulous walks and cycle routes, and Lions Hill Nature Reserve and Moors Valley country park for forest walks. The property has been modernised and offers bright and airy accommodation, which incorporates a spacious reception hallway, kitchen/dining room, separate sitting room, bathroom and an en suite to the primary bedroom. The property also benefits from low maintenance front and rear gardens, summer house, a detached double garage and there is off road parking for multiple vehicles.

 1  3  2  Multiple

- Turn Key Three Double Bedroom Bungalow
- Large Entrance Hallway
- En Suite to Primary Bedroom
- Spacious Dual Aspect Sitting Room
- Kitchen/Dining Room
- Worcester Combination Boiler
- Detached Double Garage
- Low Maintenance Front and Rear Gardens
- Off Road Parking for Multiple Vehicles – Caravan/Camper

Entrance Hallway

A sage green composite UPVC front door provide access into the bright and spacious hallway which intern provides access to all of the accommodation. There are two fitted cupboards, one with sliding doors with internal railing and shelving for coats and shoe storage, the other with double opening doors which also benefits from built in shelves, a wall mounted radiator and electric tube heater, perfect space for a linen storage. There is ample space within the hallway for freestanding furniture if required and also features a vertical panel radiator.

Kitchen/Dining Room

A partially glazed internal door from the hallway leads into spacious kitchen/dining room which has been fitted with a comprehensive range of floor and wall mounted shaker style units with a granite stone work

surface, enclosed with tiled splashback walls and is fitted with a Franke inset 1-1/2 bowl sink unit with a mixer/filtered water tap and a five ring Bosch gas hob with a Bosch stainless steel chimney style extractor over. Appliances within the kitchen include a mid-height Bosch combination oven and single oven below, an integral fridge freezer and Neff dishwasher. There is space and plumbing for an under counter washing machine and tumble dryer and an additional freezer if required. There is ample storage within the kitchen to include a pull out style larder cupboard, soft close pan drawers and cupboards and a countertop cabinet for glassware. A combination Worcester boiler is housed in the corner and a UPVC door leads to the side of the property and driveway which provides access to the double garage and rear garden. The dining area has ample room for a six seater dining table and chairs.

Sitting Room

An inner hallway from the entrance provides access to the dual aspect sitting room which enjoys a lovely view via a large picture window to the front aspect and a view to the side. A centralised gas fire place with stone mantle and hearth provides a wonderful focal point to the room and there is ample space for a large sofa suite, chairs and freestanding furniture.

Bedroom 1 and En Suite

The primary bedroom has an aspect over the rear garden and features tilt and turn UPVC windows and benefits from a bank of fitted wardrobes which have shelving and rails within and built-in drawers and there is provisions for a wall mounted TV. An internal door leads into the fully tiled ensuite shower room which comprises a low level WC, inset ceramic wash and basin with vanity storage below

and mixer tap over, wall mounted towel rail and a walk-in shower enclosure with overhead shower and mixer valves.

Bedroom 2

Bedroom two is also double in size and also features tilt and turn windows and benefits from fitted wardrobes with sliding doors with shelving and rails within.

Bedroom 3

The third double bedroom has an aspect to the front elevation. Currently utilised as an office space with built in desks, drawers and a fitted cupboard.

Bathroom

The recently fitted family bathroom comprises a 'P' shaped bath with mixer taps, enclosed with aqua board walls with a ceiling mounted rainfall

shower head, wall mounted mixer valves and separate shower attachment, low level WC, ceramic basin with mixer taps and vanity storage cupboards and drawers below, built-in corner cabinet and wall mounted towel rail.

Double Garage

The detached double garage has a single electric up and over door with lighting within and storage in the apex, a personnel glazed UPVC door with side panel window provides access to the rear garden.

Externally

The front of the property is low maintenance with decorative stone and shrub raised beds with a pathway leading to the front door. The tarmacked driveway has space for two vehicles to the front drive with double wrought iron gates providing access to the side

drive way and rear garage where there is further space for off road parking. A perfect area for a campervan/caravan with ease of access to the kitchen.

A pedestrian gate from the side of the property leads to the rear garden which has also been designed with low maintenance in mind and features a raised patio and pathways with a centralised Astroturf Lawn. The garden is well enclosed with panelled fencing with concrete posts and kickboards and there is a summer house, garden shed and an additional paved terrace area which is ideal for alfresco dining.

Location

Situated within cul de sac location, Lions Wood is easily accessible from the A31. It is extremely well positioned in a convenient location close to various amenities including a doctors surgery and Marks and Spencers convenience store.

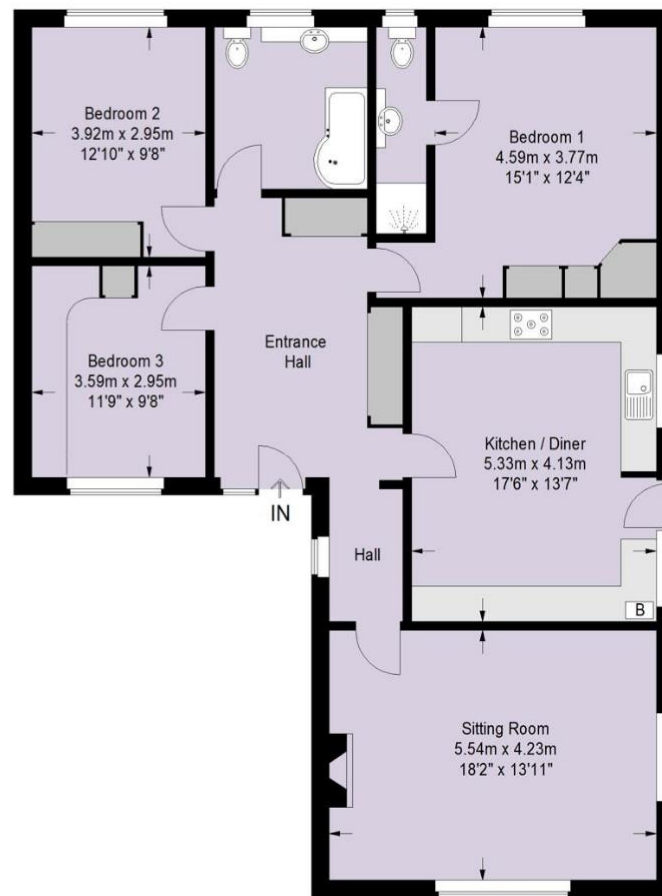
St Leonards is a sought after area found just a short distance from the popular and bustling market town of Ringwood. Located on the western edge of the New Forest, at a crossing point of the River Avon, Ringwood's popularity continues to increase thanks to its brilliant schools, pubs, restaurants and boutique shops. Its superb location means it is perfect for those commuting to London whilst offering residents the chance to live a short distance from the beautiful local beaches and is a 'stone's throw' from the popular Moors Valley and Avon Heath Country Parks and the Castleman Trailway.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

EPC D
COUNCIL TAX F







Approximate Gross Intern
119.6 sq m / 1287 sq ft
Garage / Summer House
33.4 sq m / 359 sq ft
Total= 153 sq m / 1646 sq ft

PARKING: 
MULTIPLE

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DISCLAIMER: This information has been prepared as a guide only. The Vendor and Estate Agent make no warranties as to its accuracy and all interested parties must rely on their own enquiries.

APPROXIMATE AREAS	
GROUND FLOOR AREA	1287 SQ FT
FIRST FLOOR AREA	N/A SQ FT
TOTAL FLOOR AREA	1646 SQ FT
COUNCIL TAX	F
EPC RATING	D
APPROXIMATE UTILITY COSTS	

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