



## 2 Nursery Grove Lymington

£2,200 PCM

A modern, beautifully presented three bedroom detached house set within the sought after location of Nursery Grove. The property enjoys driveway and garage and is within easy reach of both Pennington and Lymington. Holding deposit: £507 Security deposit: £2538 Council tax band: E.





• Modern home • Sought after location • Quiet setting • Driveway and garage • Enclosed garden • Beautifully presented

The front door opens into a welcoming entrance hall. From here, there is access to a convenient downstairs W.C. with wash hand basin. This well-presented and spacious home features a large kitchen/dining room, fitted with a range of floor and wall-mounted units. Integrated appliances include a washing machine, fridge/freezer, dishwasher, electric oven, and a combination microwave/oven. Patio doors from the kitchen lead out to a generous patio area and rear garden.

The living room spans the full length of the property and benefits from large doors opening directly onto the garden, creating a bright and airy space. The entire ground floor is enhanced by underfloor heating throughout.

Upstairs, the principal bedroom offers large fitted wardrobes and a fully tiled en suite shower room, complete with a walk-in shower cubicle, wash hand basin, and W.C. The second bedroom is a good-sized double with fitted wardrobes, while a further single bedroom is located to the rear of the house. The main bathroom is fully tiled and comprises a bath with shower over, wash hand basin, and W.C.

Externally, the property boasts a fully enclosed rear garden with a spacious patio area, ideal for outdoor entertaining. There is also a detached garage equipped with an electric vehicle charging point.

The property's construction is brick and tile.

The property has underfloor heating, an electricity supply, mains water and mains drainage.

The broadband and mobile availability can be checked via the Ofcom's "broadband and mobile coverage checker" on their website.

To be able to rent this property you must be able to prove a minimum income of £66,000. Please note: Passing the affordability calculation does not guarantee acceptance. All applications are subject to satisfactory references, credit checks, and consideration of any existing financial commitments, loans, or repayment obligations, as well as landlord approval.

#### ADDITIONAL INFORMATION

Council Tax Band: E

Furnishing Type: Unfurnished

Security Deposit: £2,538

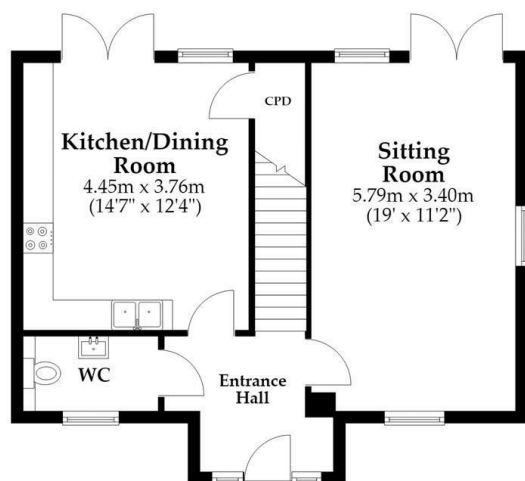
Available From: 10th July 2026



Note: Measurements were not taken by LJT Surveying and we can not guarantee their accuracy.

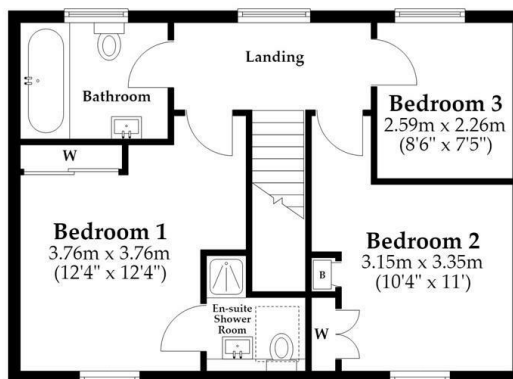
## Ground Floor

Approx. 49.7 sq. metres (535.3 sq. feet)



## First Floor

Approx. 47.6 sq. metres (512.0 sq. feet)



## Garage

Approx. 19.4 sq. metres (208.9 sq. feet)



Main area: Approx. 97.3 sq. metres (1047.2 sq. feet)  
Plus garages, approx. 19.4 sq. metres (208.9 sq. feet)

This plan is not to scale and is for general guidance only. LJT Surveying Ltd Ringwood



## Energy Efficiency Rating

|                                                                                                                                                                                                                                                                                              | Current                            | Potential                                                                             |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|---------------------------------------------------------------------------------------|
| <p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p> | <p><b>84</b></p>                   | <p><b>94</b></p>                                                                      |
| <p><b>England &amp; Wales</b></p>                                                                                                                                                                                                                                                            | <p>EU Directive<br/>2002/91/EC</p> |  |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.



# SPENCERS

LETTINGS

## ABOUT US

As the leading independent letting agency in the New Forest and surrounding areas, Spencers offers tenants a friendly, reliable and highly knowledgeable service. With offices across the region, including Lymington, Highcliffe, Brockenhurst, Burley, Ringwood, and Romsey, our local teams are here to help you find the right home and support you throughout your tenancy.

Our lettings teams live and work within the Forest and its nearby towns. This means you benefit from genuine local insight from nearby schools and transport links to community life and coastal or countryside surroundings.

We work closely with our landlords and manage a wide range of homes across the Forest and surrounding towns. We have memberships with Safe Agent, the Property Ombudsmen, and the Tenancy Deposit Scheme (TDS) ensuring your tenancy is handled professionally, transparently and with your best interests in mind.

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