



17 Wykeham Place

LYMINGTON, HAMPSHIRE SO41 3QT

Welcome to 17 Wykeham Place

*A beautifully presented three-bedroom Neo-Georgian mid-terrace home, situated in a quiet residential cul-de-sac.
Located in a prime location just south of Lymington High Street minutes away from Woodside Park, and local shops and amenities.*



Take a look around...

A white uPVC entrance door opens into a spacious hallway with wide-plank wood style flooring, stairs to the first floor, an understairs storage cupboard, and a modern cloakroom fitted with a vanity wash basin, WC, heated towel rail, and side window. The contemporary fitted kitchen features a range of white wall and base units, integrated double oven with combination microwave/oven, four-ring hob with extractor, stainless steel sink, space for a fridge/freezer, dishwasher and washing machine, together with Amtico flooring and a door to the rear garden. The bright living room enjoys a sash-style uPVC double-glazed window to the front and a feature fireplace with gas wood-burner effect fire and slate hearth. A square archway leads through to the dining area, which has French doors opening onto the rear courtyard garden, creating an excellent entertaining space.





Where dreams are made...

Upstairs, the landing provides access to the loft via a pull-down ladder and a useful airing cupboard housing the Worcester combi boiler with linen shelving. The family bathroom is fully tiled and fitted with a modern vanity wash basin, WC, chrome heated towel rail, panelled bath with mixer tap, and a mains-fed shower over. There are three well-proportioned bedrooms. The principal bedroom benefits from a full wall of fitted wardrobes plus additional built-in storage. Bedroom two overlooks the rear garden and includes a built-in double wardrobe, while bedroom three enjoys a front aspect and built-in storage. All principal rooms and bedrooms are fitted with radiators incorporating thermostatic controls.



Meet me in the garden...

The property also benefits from rear access to a garage with an electric up-and-over door, power and lighting, together with a low-maintenance, patio-style rear garden with attractive flowering borders.



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Approximate Gross Internal Area = 87.9 sq m / 946 sq ft

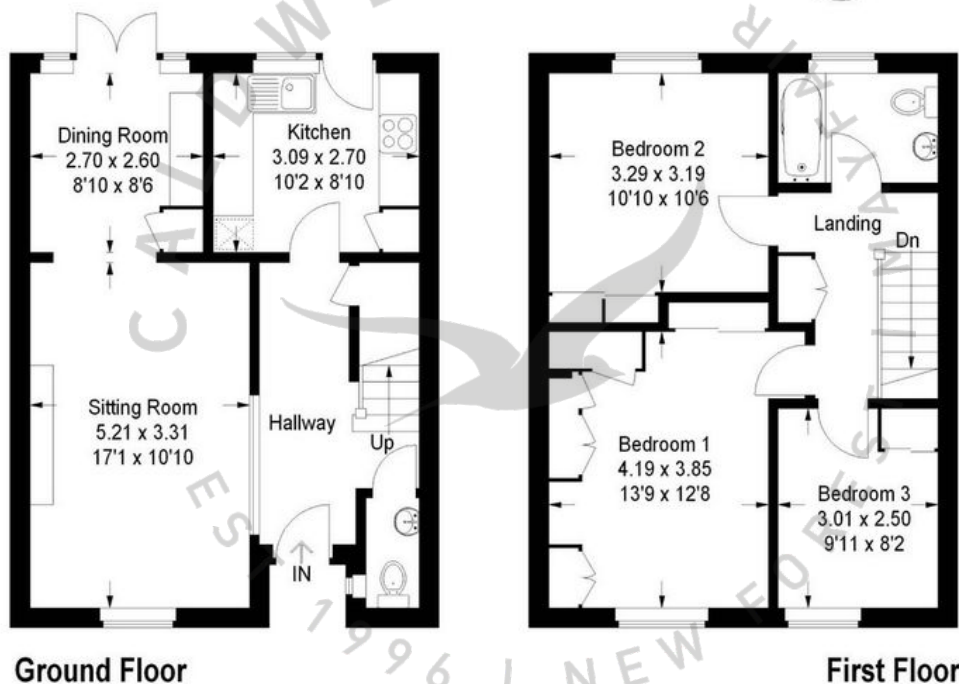


Illustration for identification purposes only; measurements are approximate, not to scale.
EPC South Coast Surveys

The finer details...

The Property

Beautifully presented three-bedroom mid-terrace home. Sought-after residential cul-de-sac location with ample informal parking. Spacious dual-aspect living and dining room with feature gas stove and French doors to the garden. Contemporary fitted kitchen with integrated appliances and ample storage. Ground floor cloakroom and modern family bathroom. Landscaped, low-maintenance rear garden with direct access to the garage. Garage with electric up-and-over door, power, and lighting. Gas central heating via a Worcester combination boiler and uPVC double glazing throughout. Prime central location just south of the High Street.

Services

All mains services are connected to the property

Directions

From our office in Lymington High Street, proceed past the church onto St. Thomas Street, at the junction turn left into Belmore Lane, proceed down there for 150 yards, turning left into Howlett Road, Wykeham Place left will be seen on the left handside just before M&S.

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Tenure

Freehold

Tax Band

E

EPC Rating

C



Guide Price: £520,000

caldwellsnewforest.com

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Scan the QR code to make an enquiry or to book a viewing...

