



# 15 Kingston Park

LYMINGTON, HAMPSHIRE SO41 8ES

# Welcome...

This well-presented three-bedroom end of terrace home is ideally situated and offers spacious, modern accommodation throughout, along with the benefit of a separate garage.





## The ground floor

Upon entering the property, you are welcomed by a practical entrance hall providing access to a useful storage cupboard and a modern ground floor cloakroom, recently updated and fitted with a low-level WC, wash hand basin with storage beneath, and a side aspect window. To the front of the property is a bright and comfortable lounge featuring a UPVC double glazed window overlooking the front garden, a feature fireplace, and radiators. An attractive archway leads through to a generous dining area, offering ample space for entertaining and family living, with double glazed doors opening directly onto the rear garden. The kitchen is accessed from the dining room and has been refitted to a high standard, offering a range of modern wall and base units with marble-effect work surfaces. Integrated appliances include a fridge freezer, dishwasher, washing machine, and a double oven (including combination microwave). A one and a half bowl sink, stainless steel splashback with extractor over, and rear aspect window complete the space, along with a door providing additional access to the garden.

## The first floor

Upstairs, the first floor landing is light and spacious, with access to the loft and an airing cupboard housing the boiler and hot water tank. The family bathroom has been recently refurbished and features a contemporary suite including a walk-in shower with tiled surround, low-level WC, and wash hand basin with storage, along with a rear aspect window. There are three well-proportioned bedrooms. The principal bedroom to the front benefits from built-in wardrobes and ample storage. Bedroom two, overlooking the rear, also offers extensive fitted wardrobes and storage solutions, while the third bedroom is a comfortable single room to the front with built-in storage.



Asking Price  
**£415,000**





## Meet me in the garden

Externally, the rear garden is a good size and designed for low maintenance, being mainly laid to gravel with a patio seating area and planted borders. There is rear gate access leading directly to the garage, which is located in a nearby block.



The finer details...

## The Property

End of Terrace Modern Town House  
Beautifully refurbished family bathroom  
Newly fitted Integrated Kitchen  
Double doors leading to Garden  
Single Garage and Informal Parking  
Ground floor cloakroom

## Location

Within easy reach of the local schools & shops

## Services

All mains services are connected to the property.

## Directions

From our office at Caldwells, proceed along the High Street towards Milford On Sea, turn onto Priestlands Place (A337), following signs towards Milford on Sea. At the roundabout take the first exit onto Ridgeway Lane and almost immediately right onto Lower Pennington Lane. Follow Lower Pennington Lane and then turn into Fox Pond Lane, continuing up and Kingston Park is on the right-hand side.

 [///pictures.reporting.sandbags](http://pictures.reporting.sandbags)

## Tenure

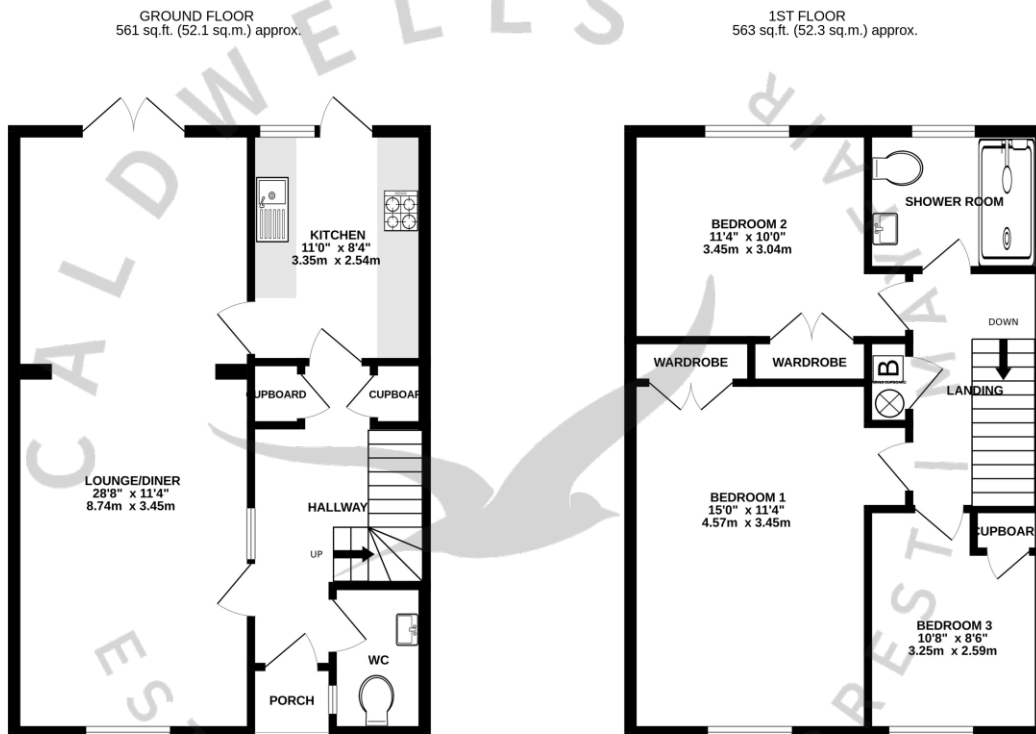
Freehold

## Tax Band

E

## EPC Rating

D



# Escape & Explore...

Lymington is a pretty, Georgian riverside town located just south of the New Forest. It is famous for offering some of the finest sailing waters in the UK and is home to the Royal Lymington Yacht Club which makes it an extremely popular hub for the yachting enthusiast. The High Street is the venue for the bustling Saturday street market and has a tremendous variety of unique boutiques and shops, as well as cafes, pubs and restaurants to enjoy all year round. As well as this, there are many parks and areas such as the Old Town Quay in which to relax and take in the atmosphere of this charming, individual town.

A regular ferry link gives easy access to Yarmouth on the Isle of Wight, whilst the nearby village of Brockenhurst also offers a fast rail service to London Waterloo (approx. 90 minutes). Regular bus links also connect Lymington to both Bournemouth and Southampton.

Another reason for choosing to live life in Lymington is that it is just a stone's throw from the open forest in quaint villages like Brockenhurst, Lyndhurst and Burley, as well as being close to the beautiful beaches of Milford on Sea, Barton and Highcliffe. We really are spoilt for choice when it comes to walks, bike rides, horse riding and sailing.





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

