



FELLS

NEW FOREST PROPERTY

9 Lions Wood, St. Leonards

Ringwood

Guide Price £620,000



9 Lions Wood

St. Leonards, Ringwood

A spacious three bedroom detached bungalow | 0.20 acre plot | Plentiful off road parking | Detached garage | Limestone flag flooring | Fireplace with a fitted wood burning stove | Solar panels - with a feed in tariff currently generating a surplus of circa £1000 per annum | Cul De Sac location.

Council Tax band: F

Tenure: Freehold

- Detached Garage
- Quiet Cul De Sac Location
- Limestone Flag Flooring
- Private And Secluded Gardens
- 0.20 Acre Plot
- Master Bedroom With Ensuite
- Solar Panels
- Wood Burning Stove



Enclosed Front Entrance Porch

PVCu panelled double glazed front entrance door. Tiled step. Further PVCu framed obscured double glazed door.

Entrance Hall

Limestone flag floor. Built in double cloaks cupboard with double louvre doors. Adjacent airing cupboard with unvented hot water cylinder and slatted shelving. Cottage style light oak veneered multi-pane doors lead to all rooms.

L- Shaped Lounge/Dining Room

A light, bright and spacious Westerly aspect living space with limestone flag floor. PVCu double glazed French doors provide direct access onto a patio and a secluded front garden. Further double glazed side aspect window views toward the driveway. Attractive brick built fireplace with a solid oak rustic over mantle and a fitted wood burning stove. The lounge area flows in an open plan fashion into the dining area where there is plenty of space for a dining table and six chairs. Front aspect casement window. Further multi-pane door leads into the kitchen.

Kitchen

Light beech effect laminated worktops with tiled splashbacks. Inset white enamel stoneware sink with 'swan neck' mixer tap. Space and plumbing for a washing machine. Range of white panelled cupboard and drawer units beneath the worktops and matching wall hung kitchen cabinets with pelmets and under lighting. Cupboard housing a Gloworm Micron central heating and hot water boiler. Wall mounted programmer. Integrated Hotpoint white enamel four ring gas hob with recirculating extractor canopy above with multi-speed fan and light. Integrated Hotpoint electric oven and grill. Integrated tall fridge freezer. Adjacent tall shelved cupboard. PVCu double glazed door to side access way.



Bathroom

A white suite. Vanity unit. Close coupled wc. Panelled bath with mixer tap and shower attachment combination. Tiled surround. Heated towel rail. Tall shelved cupboard. Oval wall mounted mirror. Tiled floor. Extractor fan.

Master Bedroom

A double bedroom with view across the rear garden. Built in double wardrobe with mirror fronted sliding doors and plentiful clothes hanging space and integral storage compartments with four drawers beneath. Oak effect floor. Trap hatch with aluminium ladder provides access to part boarded and insulated attic space with light. Bi-folding door leads into;

En-Suite Shower Room

A white suite. Vanity unit. Close coupled wc with a concealed cistern. Glazed corner shower cubicle with full height tiling and thermostatic shower valve. Heated towel rail. Obscured double glazed window.

Bedroom Two

A large double bedroom with a front Westerly aspect casement window. Plenty of space for a double bed and additional soft furnishings. Light oak effect flooring.

Bedroom Three

A good size single bedroom with a rear garden aspect. Deep recess (formerly a double wardrobe) repurposed as a work station with a desk top and shelf above. Oak effect flooring.





FRONT GARDEN

The property is approached over a loose gravel driveway that extends down the North side of the property to a detached garage. Adjacent to the driveway the Westerly front aspect garden is mainly laid to lawn bounded by mature evergreen hedging and ground cover shrubs, that affords the front garden a high degree of seclusion. A brick edged flagstone paved patio abuts the front of the bungalow which is approached via French doors from the lounge with a wisteria above.

REAR GARDEN

The enclosed Easterly aspect rear garden (approximately 80' x 50') is secured and approached via timber gates between the garage and bungalow. The garden is predominantly laid to an expansive area of lawn, interspersed with ground cover shrubs and further flower and shrub borders. There is also a secondary patio area towards the top of the garden bounded by further flower and shrub borders. A summerhouse (sited immediately behind the garage) and an aluminium framed green house are also sited in the rear garden.

GARAGE

Single Garage

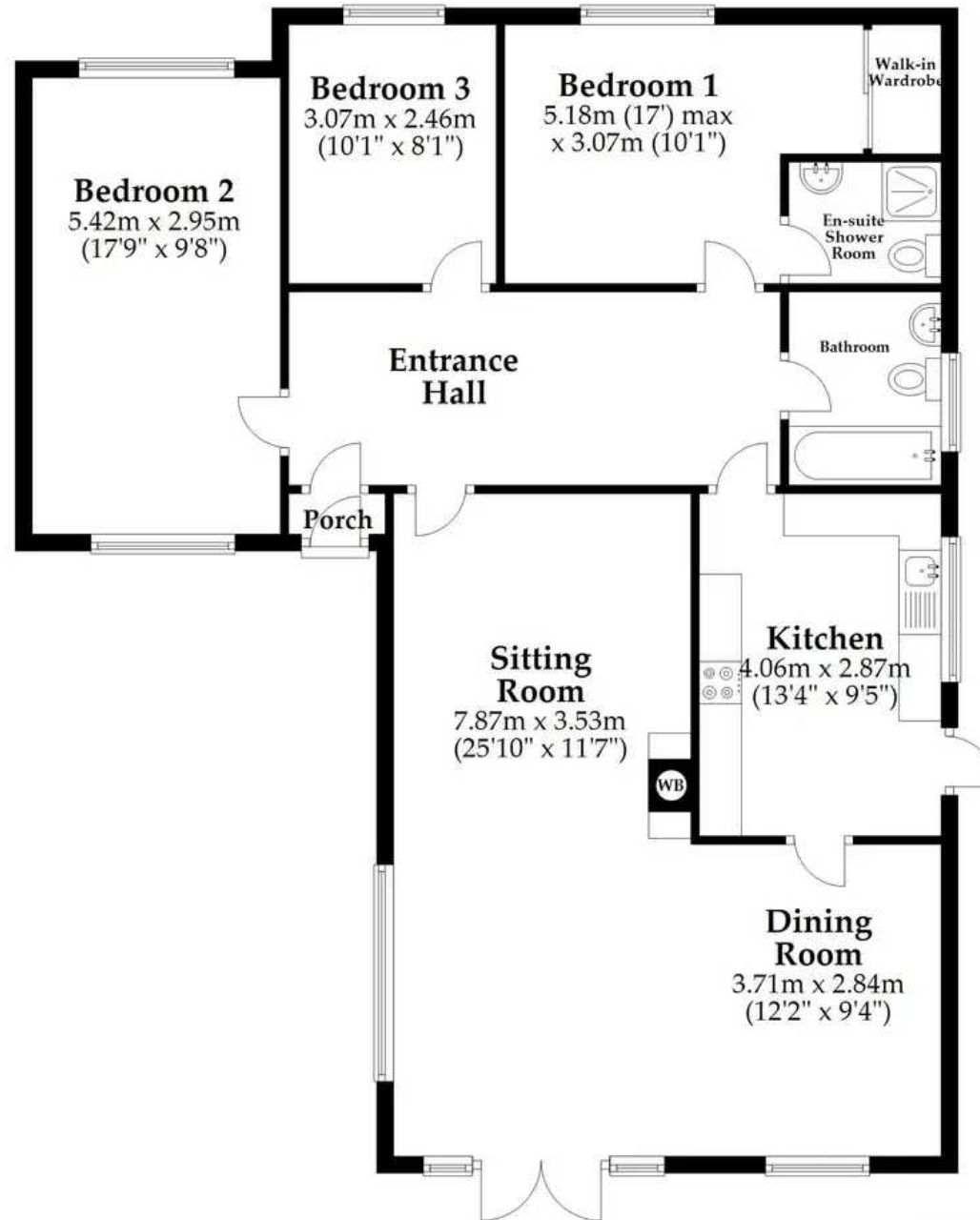
ON DRIVE

6 Parking Spaces



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

Ground Floor



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



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