



**HEARNES**  
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# St Leonards, Ringwood, Hampshire, BH24 2LU

## FREEHOLD

A deceptively spacious two double bedroom detached bungalow with potential to modernise well positioned within a quiet cul de sac in the popular area of St Leonards. St Leonards boasts some wonderful local facilities which include a doctor's surgery, recreation park, tennis and bowling clubs and a Marks and Spencer's convenience store. Local woodlands and the visitor centres of Moors Valley and Avon Heath are easily accessible. The A31 provides transportational links to Ringwood and Ferndown both of which provide comprehensive shopping, leisure and educational facilities; additionally, Bournemouth (12 miles), Southampton (16 miles) and Salisbury (18 miles) are within easy reach. The beautiful historic New Forest National Park and award winning beaches at Bournemouth and Poole are also within a short drive.

The current accommodation approaching 1800 sq. ft. is well-proportioned and comprises of an entrance porch opening into a generous hallway which has two double storage cupboards. The kitchen/breakfast room is perfectly placed to the rear with a lovely view over the garden and has a range of floor and wall mounted units and space for kitchen appliances. A separate utility room provides further storage cupboards, single sink unit, space for a washing machine and a single door giving access to the rear. The dual aspect sitting room has a lovely bay window overlooking the front with a feature stone fireplace and hearth and double doors opening into the dining room. The dining room can also be accessed from the hallway and has double sliding doors into the conservatory which has a delightful outlook over the rear gardens.

The two double bedrooms both have bay windows and overlook the front aspect. The master bedrooms is particularly generous and has a dressing room with fitted wardrobes and an en-suite with tiled walls, corner bath with shower attachment, pedestal wash hand basin and WC. The family bathroom has a grey suite comprising of a panelled bath, pedestal wash hand basin, shower cubicle, WC and tiled walls.

The front of the property is approached via a tarmac driveway providing ample parking. The front garden which is mainly laid to lawn interspersed with trees and flower and shrub borders. The rear garden offers a good degree of seclusion and is again mainly laid to lawn with a paved patio area adjoining the rear of the property.

*Viewing is highly recommended to appreciate the quiet location and the potential to modernise of the property being offered with no onward chain.*

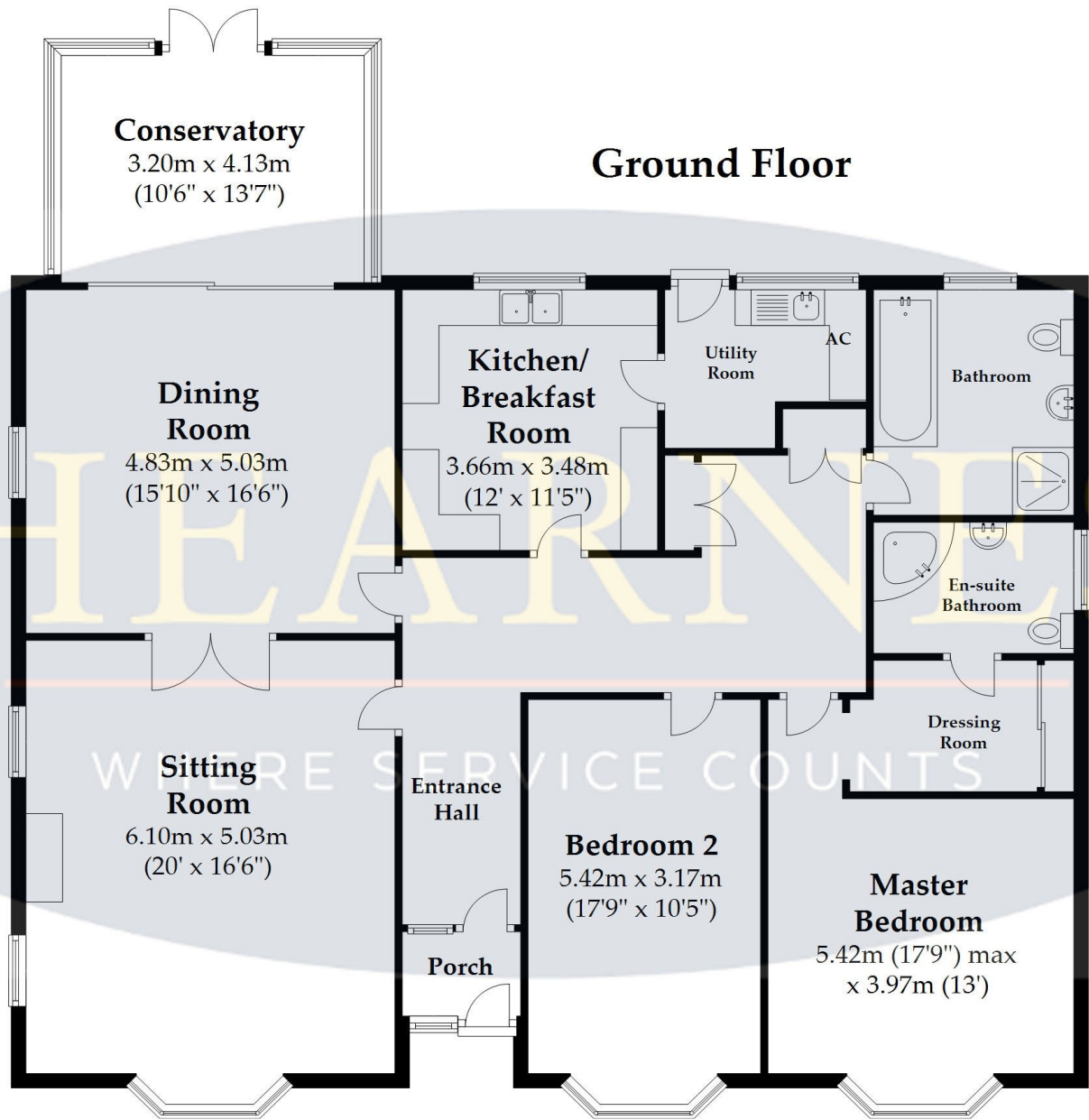
**COUNCIL TAX BAND: F**

**ENERGY PERFORMANCE RATING: D**

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and do not form part of the contract.



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



**Gross Internal Floor Area: approx 166.6 sq.metres (1793.8 sq. feet)**  **LJT SURVEYING**

Plan not to scale and is for illustrative purposes only. All internal spaces attached to the main property are included in the floor area as stated. Dimensions, North point and all other items are approximate and should not be relied upon. 3D plans do not represent the state of the property. LJT Surveying Ringwood

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