



LANG TOWN
& COUNTRY

12 Lockington Avenue, Hartley, Plymouth, Devon, PL3 5QP

LANG TOWN
& COUNTRY
SALES

Price £700,000



"Lockington Avenue" is one of the most desirable and sought-after avenues within the city and has a wonderful array of individual homes. The property is situated in the popular area of Hartley with an excellent range of local facilities, close to great schools and reputable Grammar and Private schools and easy access to the city centre, A38/Parkway and Dartmoor National Park.

This fabulous, detached, family home is situated on a corner plot with enclosed gardens, driveway, tandem garage and overlooks the local tennis courts and club.

The accommodation comprises an entrance porch with double doors leading to the impressive reception hallway, with an ornate staircase to the first floor. There are doors to all main receptions and access to a ground floor cloakroom and a useful, separate utility room. The spacious kitchen is fully fitted with a bowl and a half single drainer sink unit with a range of base units with laminate worksurfaces and matching wall cupboards, a window to the front looking towards the tennis courts. There is access to a rear lobby with storage and in turn a door to the side garden.

The dual aspect dining room is light and airy with a focal fireplace with a living flame gas fire. There is a separate home office, on this level, ideal for those who work from home. The delightful lounge has another fireplace and French doors leading to the roomy, conservatory overlooking the rear garden.

On the first floor there is a superb landing with a notable stain glass, leaded window, letting light flood in. On this floor are four double bedrooms, with the spacious master bedroom having an en-suite bathroom. The en-suite comprises a tiled bath with shower over, vanity unit, W.C, built in storage, wall mirror and part tiled walls. There is also a family bathroom on this level.

Bedroom five is located on the top floor, with dual aspect skylights and extensive views over Plymouth towards Dartmoor. The separate shower room on this floor, comprises a shower cubicle, W.C, wash hand basin, tiled walls, and skylight.

Externally there is a front garden laid mainly to lawn with a variety of shrubs and bushes and a path to the front door. The driveway leads to the spacious, versatile, tandem garage.

The enclosed rear garden which has an extensive lawned area, raised decking and a fence and herbaceous border.

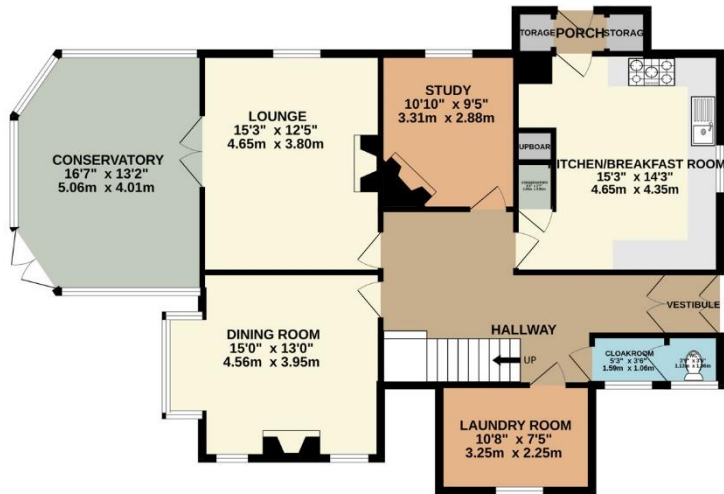
We would recommend an early viewing to appreciate this perfect family home, in what is arguably the best residential location in Plymouth.



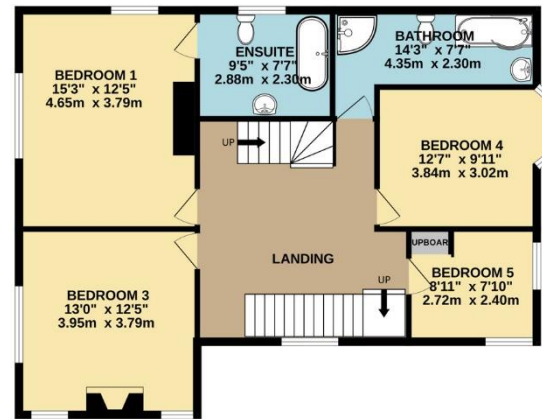
To view this property call Lang Town & Country Estate Agents on **01752 256000**.



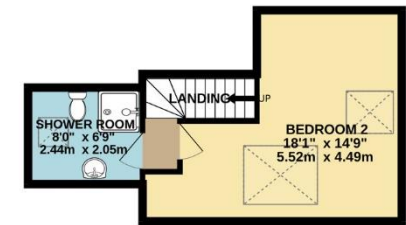
GROUND FLOOR
1200 sq.ft. (111.5 sq.m.) approx.



1ST FLOOR
890 sq.ft. (82.7 sq.m.) approx.



2ND FLOOR
285 sq.ft. (26.5 sq.m.) approx.



TOTAL FLOOR AREA : 2375 sq.ft. (220.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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