



12 Mile Lane, Exeter, EX4 9AA
£430,000


FRANCIS LOUIS
Residential

Charming 3-Bedroom Extended Home in a Sought-After Exeter Location

Francis Louis Residential proudly presents this beautifully extended three-bedroom semi-detached home, nestled in a highly desirable area of Exeter. Offering a generous approximate total area of 1120 sq ft, this property combines classic charm with modern living, making it an ideal home for families, professionals, or those looking to upsize.

Upon entering, you are welcomed into a spacious hallway that leads to a bright and airy living room, perfect for relaxing or entertaining guests. To the rear, the heart of the home awaits – a stunning open-plan kitchen, dining, and living area, recently extended to provide ample space for family life and entertaining. With modern finishes, plentiful storage, and large French doors opening onto the garden, this space is both stylish and functional.

The ground floor also benefits from a convenient downstairs bathroom and integral access to the garage, offering practical storage or workshop potential.

Upstairs, the property boasts three well-proportioned bedrooms, including two spacious doubles and a third room ideal as a nursery, guest room, or home office. The modern family bathroom completes the upper level.

Step outside to a large, enclosed rear garden, perfect for children, pets, or summer barbecues. The elevated decking area offers the ideal spot for al fresco dining with views over the garden. To the front, there is a private driveway and garage, providing off-road parking for multiple vehicles.

This home features three bedrooms, an extended open-plan kitchen/dining/living area, two bathrooms, a large rear garden with decking, and garage and driveway parking. With approximately 1120 sq ft of living space and located in a popular residential area of Exeter, it is ideal for those seeking both comfort and convenience.



Welcome to Your New Home

A Stylishly Extended 3-Bedroom Family Residence in the Heart of Exeter

This beautifully presented semi-detached home offers the perfect blend of traditional character and contemporary living. Thoughtfully extended and lovingly maintained, this property is nestled in one of Exeter's most sought-after residential areas, making it a superb choice for families, professionals, or anyone looking for versatile, spacious living.

Ground Floor

Step through the welcoming entrance and into a light-filled hallway that sets the tone for the rest of the home. To the front, the cosy yet spacious living room provides an ideal space to unwind, featuring a large bay window that floods the room with natural light.

At the rear of the property lies the true heart of the home: an extended open-plan kitchen, dining and living space. This impressive area is perfect for modern family life — ideal for everything from morning coffee to entertaining guests. Contemporary units, integrated appliances, and generous counter space offer practicality without compromising style. French doors open directly onto the garden, extending the living space outdoors and creating a seamless indoor-outdoor experience.

A downstairs bathroom provides extra convenience, along with additional storage potential or scope for a home gym or workshop.



First Floor

Upstairs, three well-proportioned bedrooms await. The two larger bedrooms offer ample room for double beds and wardrobes, while the third room is a perfect nursery, guest room, or study for home working. A modern, well-appointed family bathroom serves this floor, with clean finishes and neutral tones that will suit any style.

Outdoor Space

Outside, the private rear garden is fully enclosed and ideal for children and pets. A raised decking area makes the perfect spot for alfresco dining, morning coffee, or entertaining under the stars. The generous lawn space offers room to relax, play or garden at your leisure.

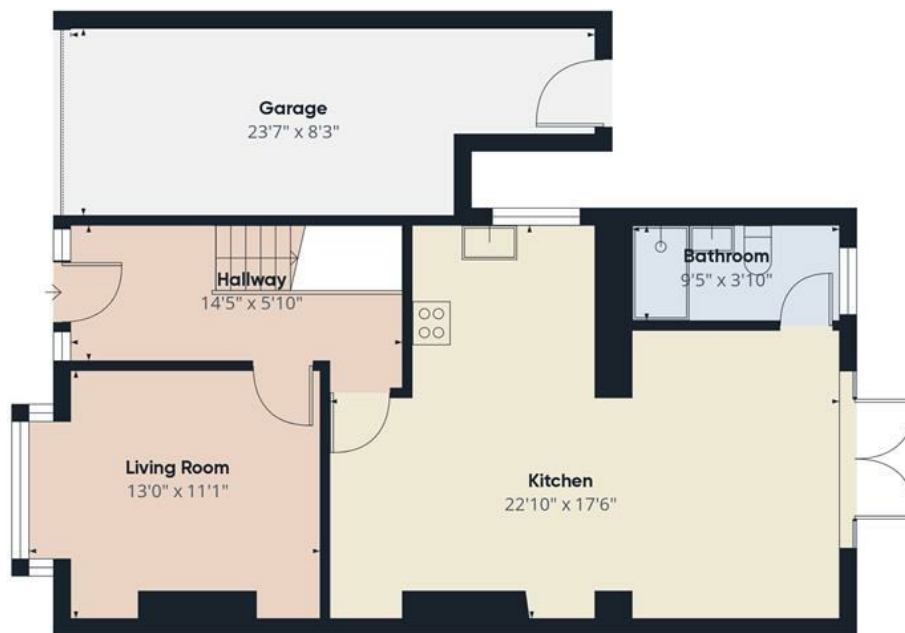
To the front, the property boasts driveway parking for multiple vehicles and an attached garage, ideal for further parking or storage.

Agents Notes

These particulars are not an offer or contract, nor part of one. You should not rely on statements by Francis Louis in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property condition or its value. Neither Francis Louis nor any joint agent has any authority to make any representations about the property and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s) Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. VAT: the vat position relating to the property may change without notice.







Ground Floor

Approximate total area⁽¹⁾

1120.64 ft²



Floor 1

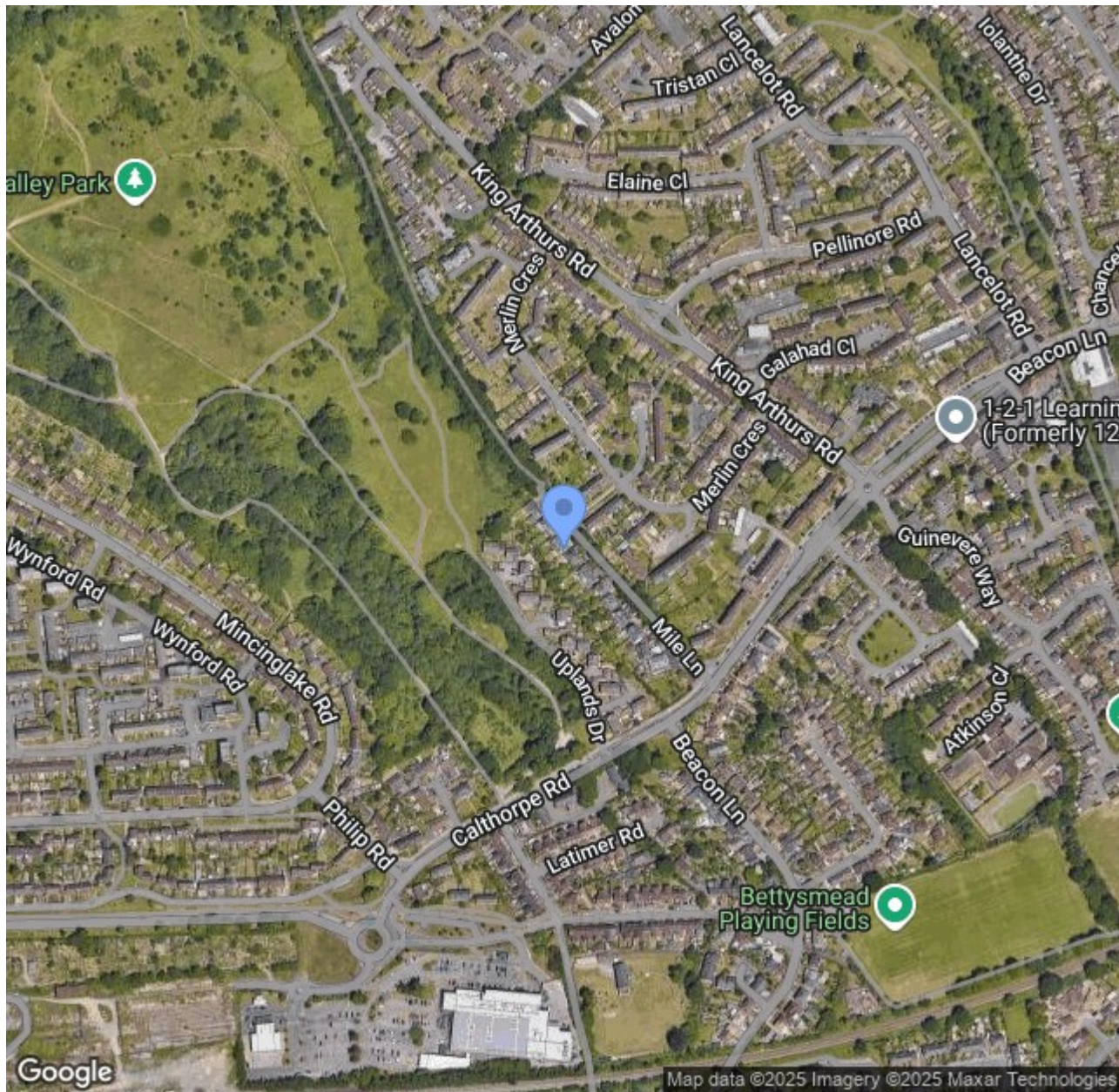
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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