



17 Linketty Lane

Plympton, Plymouth, PL7 1RD

£280,000



Well-presented, semi-detached bungalow situated on a level plot, in a private location, with a driveway & garage. The accommodation briefly comprises a newly-fitted kitchen & bathroom, a very large conservatory & 2 double bedrooms. There are gardens to the front & a south-facing rear - both low maintenance & attractively laid out.



LINKETTY LANE, PLYMPTON, PLYMOUTH PL7 1RD

ACCOMMODATION

uPVC double-glazed door, with obscured glass inset, opening into the entrance porch.

ENTRANCE PORCH 9'10" x 3'11" (3.003 x 1.215)

uPVC double-glazed windows to the front and side elevation. uPVC door opening into the entrance hall.

ENTRANCE HALL 15'6" x 3'7" (4.726 x 1.115)

Providing access to the living accommodation. Access hatch with pull-down ladder to partly-boarded, insulated loft with power and lighting. Built-in storage cupboard.

LOUNGE 13'5" x 12'7" (4.112 x 3.848)

uPVC double-glazed bay window overlooking the front garden. uPVC double-glazed window to the side elevation.

BEDROOM ONE 13'6" x 12'7" (4.120 x 3.846)

uPVC double-glazed window to the rear elevation. Door opening into the ensuite wc.

ENSUITE WC 6'11" x 2'6" (2.119 x 0.786)

Pedestal wash handbasin and low-level wc. Extractor fan.

BEDROOM TWO 11'8" x 8'2" (3.572 x 2.508)

uPVC double-glazed window to the front elevation.

BATHROOM 8'8" x 4'1" (2.645 x 1.256)

Newly-fitted and fully tiled, comprising panel bath with handheld shower over, pedestal wash handbasin with mixer tap and close-coupled wc. Obscured uPVC double-glazed window to the rear elevation.

KITCHEN 11'8" x 7'8" (3.565 x 2.351)

Newly-fitted and comprising a range of base and wall-mounted units incorporating roll-edged laminate worktop with inset 4-ring gas hob, extractor hood over and marble-effect splash-back with one-&-a-half drainer sink. Space for a free-standing fridge/freezer. Integrated washing machine. Integrated Bosch oven. uPVC double-glazed window to the rear elevation looking into the conservatory. Obscured uPVC double-glazed door opening into the conservatory.

CONSERVATORY 11'1" x 14'4" (3.38 x 4.37)

Constructed in uPVC double-glazing with windows to the side and rear elevations. uPVC double-glazed patio doors providing access to the rear garden.

OUTSIDE

The property is approached via a paved pathway with areas of chippings and shrubs, enclosed by a wooden picket fence. A wooden gate opens to the rear garden. To the side a driveway leads to the garage. The rear garden is south facing and has been attractively laid for ease-of-maintenance, including a selection of mature plants, raised planters and shrub borders enclosed with a mix of painted walls and fencing. A pathway leads down to a patio area and access to the storage shed.

GARAGE

A standard-sized garage with double metal doors to the front elevation.

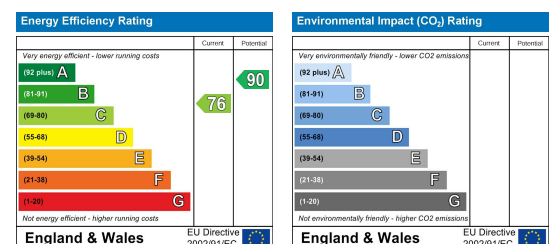
Area Map



Floor Plans



Energy Efficiency Graph



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