

# Fred.

ESTATE AGENTS

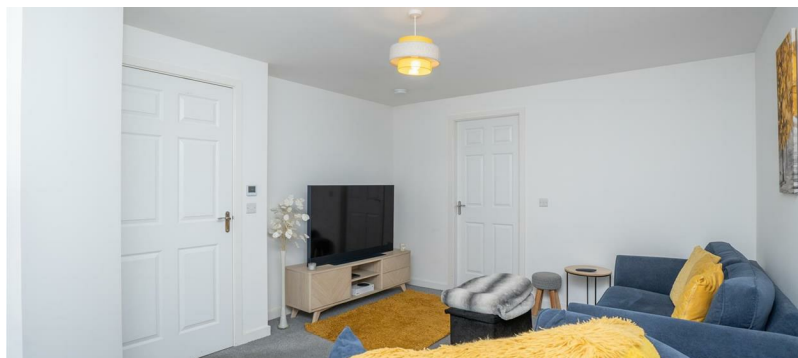
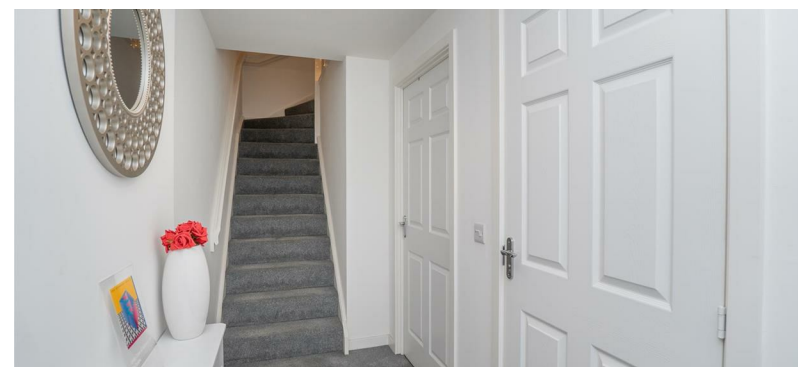


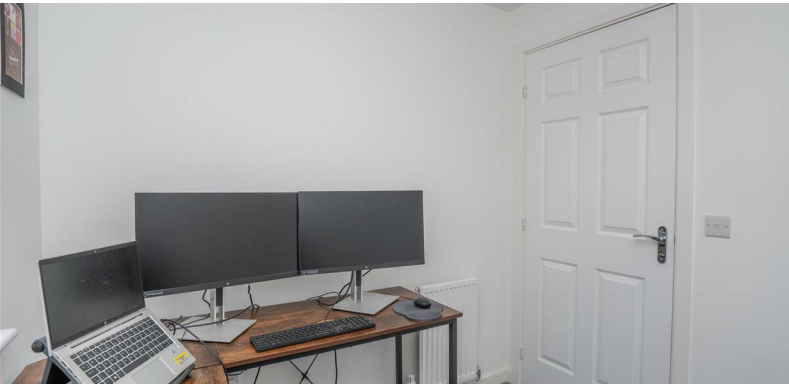
**28 Lotus Crescent**

Motherwell

**Offers over £210,000**







Set within the Lime Tree Park development in Cleland and built by Persimmon homes, lies this well presented three bedroom semi detached property.

Set over two levels with the ground floor comprising of a welcoming entrance hallway, a bright and spacious front facing lounge, a modern kitchen with fitted floor and wall mounted units, integrated appliances and ample dining space with French doors leading out to the enclosed rear garden. Completing the ground floor is a cloakroom WC. On the upper level you will find a lovely partly tiled three piece family bathroom consisting of WC, sink and bath with overhead shower, three well proportioned bedrooms with the master bedroom enjoying an en-suite shower room and modern fitted wardrobes.

The property is further enhanced with gas central heating, double glazing, solar panels and front and rear enclosed gardens.

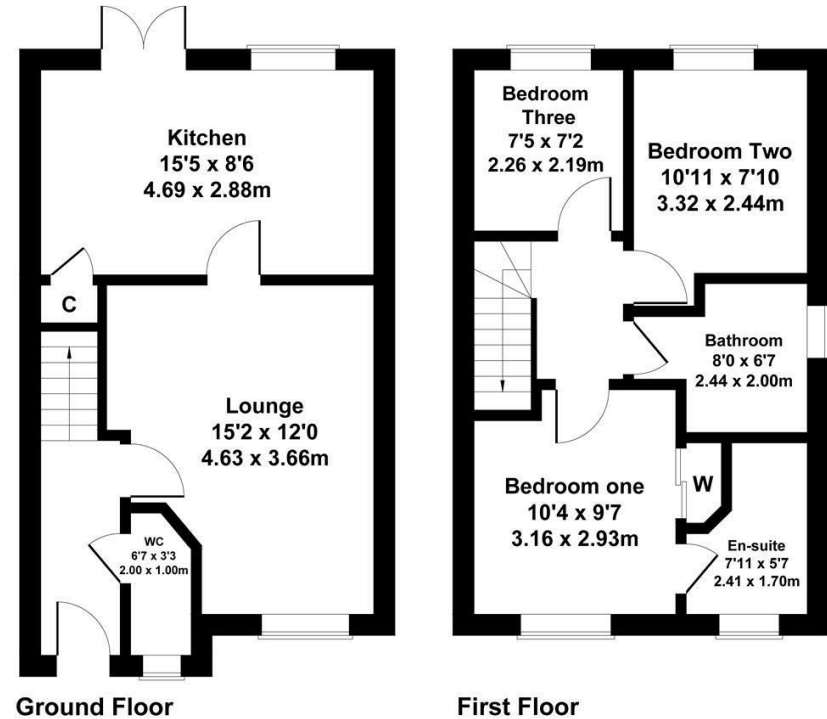
The sought after area of Motherwell offers a great selection of bars, restaurants and leisure facilities. It is perfectly located for the commuter, with the M74 providing convenient access to the central belt. The town also offers excellent public transport, with train and bus services providing links to the surrounding areas.

## 28 Lotus Crescent, Motherwell ML1 5QH

Approximate Gross Internal Area  
786 sq ft - 73 sq m



This floor plan is for guidance only and is not drawn to scale.  
LV Productions luca@lvproductions.co.uk

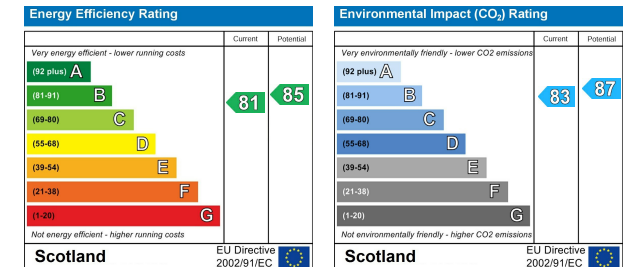


## Viewing

Please contact us on 01698 305618 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

## Energy Efficiency Graph



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