



## 10 Lapwing Grove, Inverkip, PA16

Offers Over £345,000



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### Summary

**This substantial family home is located in a popular and quiet location within Inverkip with outstanding views and is available to purchase through Bowman Rebecchi - The Home of Property.**

The property is presented in walk-in condition and benefits from six bedrooms, a master en-suite, a dining and utility room, a garage and a large garden area with stunning rear views of the Ardgowan Estate, Kip Marina and the Clyde Estuary.

Properties of this standard and size are rarely available and we expect viewers to be hugely impressed.

### Features

- Home Report/Virtual Tour Available
- Substantial Property
- Rarely Available Location
- Six Double Bedrooms
- Spectacular Clyde Views
- Private Monobloc Driveway
- Rear Decking Area and Garage
- Gas Central Heating
- Double Glazing
- EPC Rating - C
- Council Tax Band - G

# 10 Lapwing Grove, Inverkip, PA16 0LX



## Property Overview

Located in a quiet cul-de-sac position in this popular modern development, 10 Lapwing Grove is an immaculate detached executive villa extending over three floors that is ideally suited to the family market.

The property is entered from ground level where a bright reception hallway gives access to the accommodation with stairway access to the first floor. The lounge is located to the left of the entrance and is a large bright room ideal for families. A large dining room is accessed via a set of white french doors which provides a stunning backdrop to enjoy meals from. A set of patio doors lead onto the outside decking and rear gardens and also has doorway access to the kitchen.

The kitchen has been completely renovated and provides a smaller intimate dining area with a TV. A superb range of white wall and base units with integrated appliances include gas hob, double oven, microwave and extractor. A good-sized utility room hosts a further sink area and washing machine, with additional storage and boiler, with access to the side path out to the garden. A small cloakroom/w.c. completes the accommodation on the ground floor.

On the first floor, there are four bedrooms, three with built-in wardrobe storage. The spacious master bedroom overlooks the front of the property and boasts an en-suite shower room with a three-piece suite to include w.c., wash hand basin and shower cubicle with thermostatic shower. The guest bedroom is located to the rear and again offers a great view of the village. A superb family bathroom is also fitted with a three-piece suite to include w.c., a wash hand basin and a bath with shower over.

Bedroom three has been converted into a home gym, with bedroom four currently used as an office for home working showing the flexibility available with this house. On the upper landing are two further double bedrooms, one currently utilised as an entertainment room with a bar area and a snooker table, with the other room providing various seating areas for entertaining.

Both rooms boast velux windows offering further superb views with a shower room boasting a w.c. and wash-hand basin are also on this floor accessed via the main landing. In addition to the above the property has double glazing, gas central heating and a large monobloc driveway leading to a single garage with power and light. To the rear, the gardens are laid mainly to lawn with a raised decking area to enjoy the views.

**A FANTASTIC LOCATION** - Inverkip is a village and parish in the Inverclyde council area and historic county of Renfrewshire, 5 miles southwest of Greenock and 8 miles north of Largs on the A78 trunk road. Inverkip's population is c.3,000 and has grown by 48% over the past decade due to new developments in and around the village centre, including at Kip Marina, which is a -minute walk.

**SCHOOL CATCHMENTS** - The subjects are within the catchment area for the highly-regarded St Ninian's and Inverkip Primary Schools, as well as St Columba's and Inverclyde Academy High Schools.

**COUNCIL TAX BAND** - Inverclyde Council - Band G - £3,940.21 per annum as of April 2024.

## View Online



## 360° Tour



## Floorplan



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