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LUKE BOON

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exp ^{UK}
Personal Estate Agent



3 BEDROOMS



3 RECEPTION ROOMS



1 BATHROOM



1452 SQ.FT



FREEHOLD

LUCAS LANE
PLYMPTON
PL7 4ET
£425,000

Exquisite & unique, 1930's family home,
set on a level, private plot. Spanning
1421 SqFt, with three double bedrooms,
three reception rooms, large driveway &
a garage.



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Postioned away from the main Plymbridge Road, this unique 1930's semi detached home is located at the very start of Lucas Lane. Offering easy pedestrian access to both Boringdon Primary and Hele Secondary school, plus local shops and into Colebrook Village.

Plympton is a popular suburb in Plymouth which has an abundance of local amenities, including Doctors surgeries, Dentists, Pharmacies, schooling, green spaces and health and leisure centres. The Ridgeway Shopping Centre has a wide range of local and national, traders, eateries and pubs.

Plymouth has a train station with direct access into London Paddington and Birmingham New Street. Plymouth City Centre has Drake Circus Shopping Centre and the Barcode Leisure Complex, plus the Theatre Royal. The Barbican and Royal William Yard are located close by, with a range of local and national traders and eateries.

You enter the property into the entrance hall, which leads through to the lounge and breakfast room. There are stairs leading up to the first floor accommodation, plus two under stairs storage cupboards.

Located at the front of the property is the large lounge, which has a hexagonal bay window to the front elevation and an array of period features. There is an ornate feature fireplace and doors leading through to the formal dining room. The dining room has French doors leading out onto the rear garden and a door leading through to the breakfast room. There is a continuation of period features and another feature fireplace. Both rooms are a tremendous size and perfect for entertaining with family and friends.

The breakfast room is currently used as a home office and has a walkway through to the kitchen and a window to the side elevation. This could be used as an additional reception room if required.

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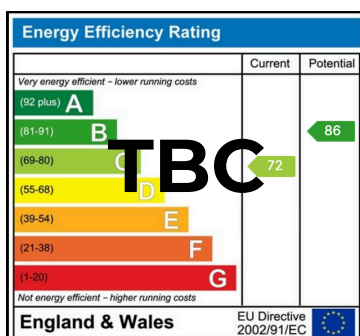
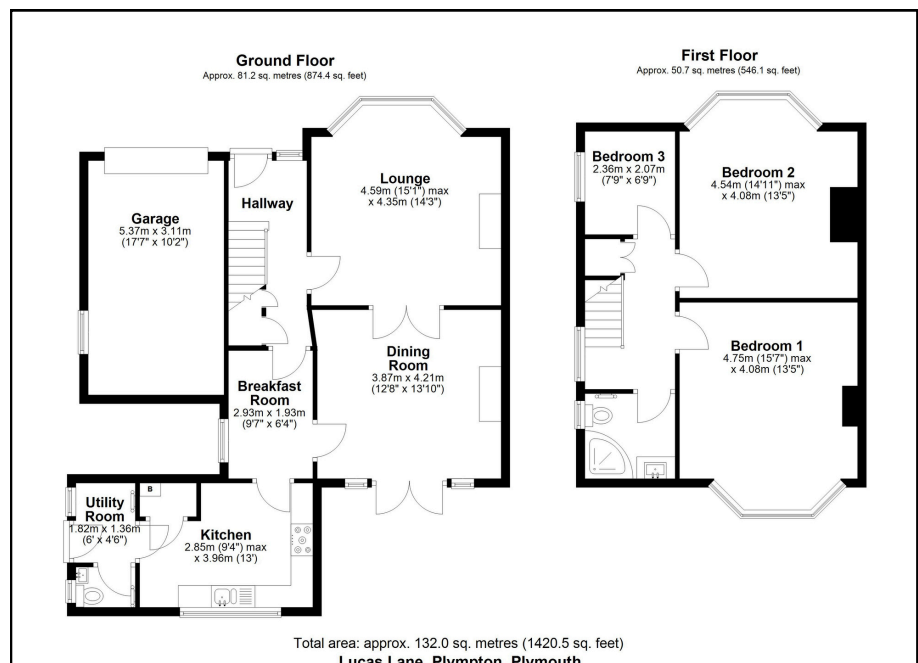
Located at the rear of the property is the kitchen, which has a wide range of base mounted units and a granite work surface over. There is space for a range of appliances, plus a large window to the rear elevation overlooking the rear garden. There is a large pantry cupboard, housing the combi-boiler (two years old) and a doorway leading into the utility room. The utility room has space and plumbing for a washing machine, a door leading into the downstairs cloakroom and a door and window to the side elevation which leads to the rear garden. The downstairs cloakroom has a low level w/c, hand wash basin, heated towel rail and an obscured window to the side elevation.

Upstairs, the first floor landing leads through to all three double bedrooms and the shower room. There is a large window to the side elevation and a handy storage cupboard over the stairs.

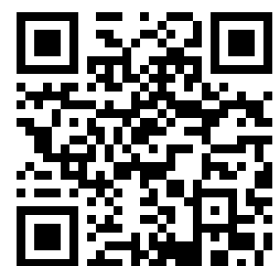
Bedroom one is located at the rear of the property and has recently been redecorated. There is a large bay window to the rear elevation, offering superb views towards Dartmoor and over countryside. Bedroom two is located at the front of the property and has a large bay window to the front elevation. This room is needing some decorative modernisation. Bedroom three is a smaller double bedroom and has a window to the side elevation. The shower room is fully tiled and has a large corner shower, low level w/c, hand wash basin with vanity cupboard and a heated towel rail. There is an obscured window to the side elevation and an extraction fan.

Externally, the rear garden is level and private and accessed via the utility room and the dining room. There is a large patio area with space for a bistro table and chairs, plus a large level lawn. There is a walkway down to the front of the property, leading through to the driveway, garage and front garden.

The front garden has a wide range of mature plants, shrubs and trees giving the property a real sense of privacy. There is a patio area and a small lawn. The driveway has space for two vehicles and is gated. The garage is a good size, with power and lighting, plus an inspection pit.



Local Authority	Council Tax
City Of Plymouth	Band: D
	Annual Price: £2,325
Conservation Area	Flood Risk
No	Very low
Floor Area	Plot Size
0 ft ² / 0 m ²	0.08 Acres
Mobile Coverage	Broadband
EE	Basic
Vodafone	Superfast
Three	Ultrafast
O2	16 Mbps
	74 Mbps
	1800 Mbps
Satellite / Fibre TV Availability	
BT	✓
Sky	✓
Virgin	✓



Website Link