



Lougher Place, offers in the region of £325,000

- COUNCIL TAX C - 3 BEDROOMS & HOME OFFICE
- SWIMMING POOL
- WORK SHOP, SUMMER HOUSE & GARDEN BAR
- CLOAKROOM, EN SUITE & BATHROOM
- SPACIOUS FAMILY LIVING
- EPC Rating: B



 3  2  2



About the property

Hallway, living room, dining room, kitchen, rear lobby, cloakroom, utility room, 1st floor landing, 2 bedrooms, study, family bathroom, 2nd floor landing, master bedroom and en suite, larger than average rear garden with swimming pool, work shop, summer house and garden bar, driveway to front.

Accommodation

Entrance Hallway

Enter via a composite yale door, mirrored upright radiator, 'Aquastep' waterproof wood effect laminate flooring, power points, stainless steel and opaque glass banister, stairs ascending to first floor, doors leading to ground floor accommodation;-

Living Room

13' 10" max x 11' 4" (4.22m max x 3.45m)

T.V. point, power points, USB points, hardwired internet CCTV and server box, radiator, concealed storage cupboards, 'Aquastep' waterproof flooring, glazed window to front aspect with composite shutters.

Dining Room

11' 6" x 9' 9" (3.51m x 2.97m)

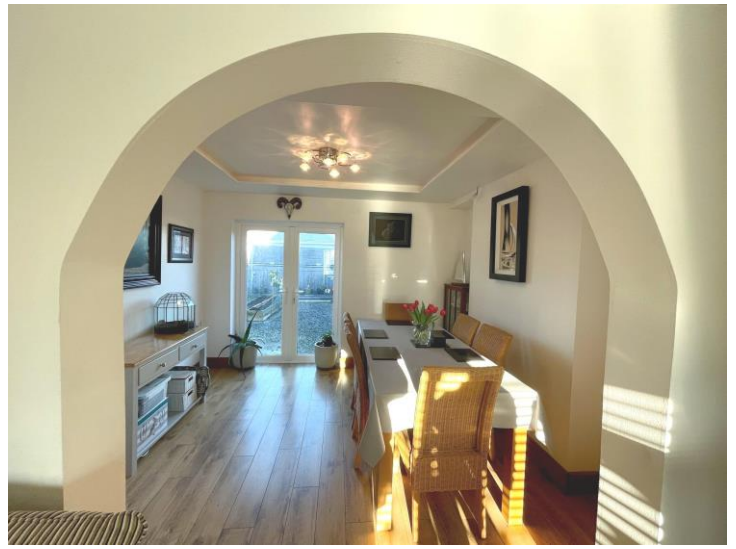
Power points, radiator, 'Aquastep' waterproof flooring, glazed French doors to Rear Garden aspect.

Kitchen

12' 4" x 8' 10" (3.76m x 2.69m)

Matching wall and base units with complimentary work tops, fitted breakfast bar, inset sink, drainer and mixer tap, inset miele induction hob with additional single gas ring hob, two De Dietrich inset eye level oven with self cleaning modes, rotary and "keep warm function", De Dietrich oven-microwave, concealed pantry and fitted cupboard concealing plate warmer to remain, integral De Dietrich dishwasher, power points, splash back tiled areas, 'Aquastep' waterproof flooring, glazed window to rear garden aspect, door into;-

Rear Lobby



Doors leading into Utility Room, Cloakroom and storage room, glazed door to Rear Garden access.

W.C., wash hand basin, bath with over head shower, full length (wall to wall) splash back sliding doors, splash back tiled areas, radiator, tiled flooring, glazed window to rear aspect.

Utility Room

9' 4" x 5' 11" (2.84m x 1.80m)

Fitted work top, wall storage units, panty, inset wine rack, inset wash hand basin, space for washing machine and tumble dryer, space for fridge freezer, splash back tiled areas, power points, radiator, 'Aquastep' waterproof flooring, loft hatch access to storage.

2nd Floor Landing

Fitted storage cupboard to the eaves.

Cloakroom

W.C., wash hand basin, splash back tiled areas, glazed window to side aspect.

Bedroom Three

9' 7" max x 9' 3" max (2.92m max x 2.82m max)

Recently fitted carpet, power points and USB points, radiator, T.V. point, fitted storage in the eaves, concealed CCTV controls, sky light windows to rear aspect with fitted black out blinds. Open Plan to En Suite:-

Landing

Carpet, power points, airing cupboard, doors to first floor accommodation:-

En Suite

W.C., wash hand basin, shower cubicle, splash back tiled areas, extractor fan, shaving power points, sky light window to rear aspect.

Bedroom One

12' 3" max x 9' 10" (3.73m max x 3.00m)

Fitted wall mounted cupboards, fitted carpet, power points, radiator, glazed window to front aspect with composite shutters.

Outside

Gated driveway providing off road parking for multiple vehicles.

Bedroom Two

12' 3" max x 11' 2" (3.73m max x 3.40m)

Fitted carpet, power points, radiator, glazed window to rear aspect.

Swimming Pool

Concealed swimming pool. Electric winches with control panel lifting composite cover, composite decking, steps ascending to upper level of swimming pool, inset storage cupboard, cupboard concealing heater, inset spot lighting, solar pods to the side.

Study/ Bedroom Four

Recently fitted carpet, power points, radiator, cupboard concealing solar panel controls, glazed window to side aspect with composite shutters, stairs to second floor.

Work Shop

17' 10" x 12' 1" (5.44m x 3.68m)

Fitted work tops, fitted cupboard, power points, electric sky lights controlled by panel, pitched roof, Internet point. Lockable cupboards plus storage. *Home Office*

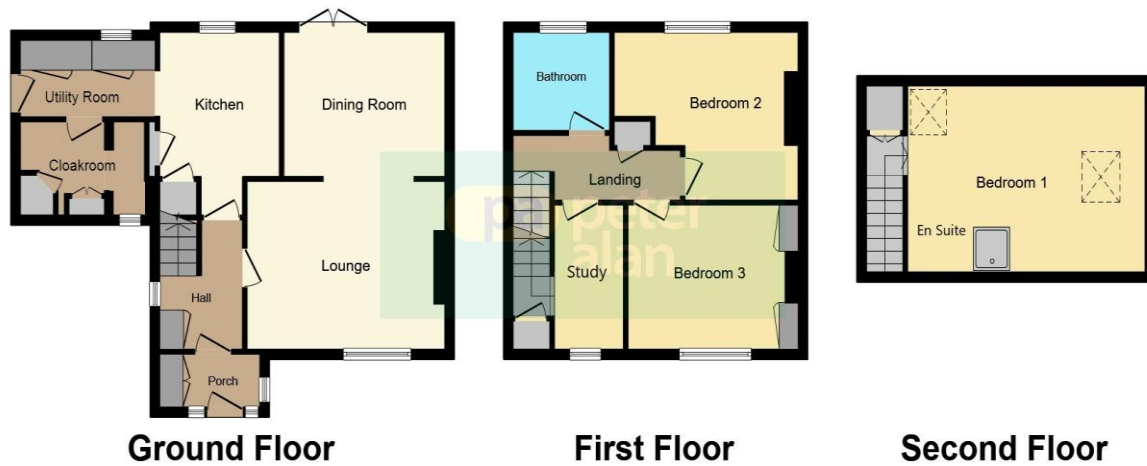
Bathroom

Summer House

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Floorplan



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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