



## 24 Lucas Lane

Plympton, Plymouth, PL7 4EU

£280,000



This semi-detached family home is situated in the popular Woodford area of Plympton. The accommodation briefly comprises an entrance hall, lounge, separate dining room and kitchen whilst on the first floor there are three bedrooms and a family bathroom. Outside, there is a driveway, garage with front and rear garden with outbuildings. Within walking distance to shops and schools. This property is being offered with no onward chain.





LUCAS LANE, PLYMPTON, PLYMOUTH, PL7 4EU

ACCOMMODATION

Entrance via a uPVC double-glazed front door opening into the entrance hall.

ENTRANCE HALL 14'0" x 5'10" (4.29 x 1.79)

This spacious entrance hall has doors leading through to the lounge, dining room and kitchen. Stairs ascend to the first floor landing with storage cupboard under.

LOUNGE 12'5" x 12'2" (3.80 x 3.71)

Square archway with sliding wooden double-doors giving access to the dining room. uPVC double-glazed window to the front elevation allowing plenty of natural light into the room.

DINING ROOM 12'9" x 11'6" (3.90 x 3.51)

Gas fire (non-operational) set upon a tiled hearth, surround and mantel. uPVC double-glazed sliding patio doors leading out to the garden giving gentle views and easy access.

KITCHEN 8'9" x 6'10" (2.69 x 2.09)

Matching base and wall mounted units with integral oven. Space for washing machine and fridge. Roll-edge laminate worktop with inset 4-ring electric hob and stainless steel sink with mixer tap over. Serving hatch. Pantry with power making this a handy and very usable space. uPVC double-glazed door leading onto the driveway. uPVC double-glazed window to the rear elevation.

LANDING

Open landing with doors leading to the bedrooms and bathroom. Access to the loft via a up and over hatch. Storage cupboard. uPVC double-glazed window to the side elevation.

BEDROOM ONE 12'2" x 11'6" (3.73 x 3.51)

Ample space with uPVC double-glazed window to the front elevation.

BEDROOM TWO 12'8" x 10'8" (3.88 x 3.26)

Built in wardrobe. uPVC double-glazed window to the side elevation.

BEDROOM THREE 8'1" x 6'10" (2.48 x 2.10)

This room could also be used as an office with a uPVC double-glazed window to the front elevation.

SHOWER ROOM 7'6" x 5'5" (2.30 x 1.67)

This modern shower room comprises walk-in electric shower. Wash handbasin inset into vanity storage unit with mixer tap over. Close-coupled wc. Chrome heated towel rail. Aqua-boarded. uPVC double-glazed window to the side elevation.

OUTSIDE

The property is approach via a cobble-stone driveway suitable for multiple vehicles with garage to the rear. To one side there is an area laid to lawn bordered by mature shrubs and bushes. The south facing rear garden is mainly laid to lawn with the cobble-stone path bordering. Courtesy door to garage. Two outbuilding for storage, one of which houses the boiler. Ideal space for entertaining or for children to play.

GARAGE

Up-and-over door. Power and lighting.

COUNCIL TAX

Plymouth City Council  
Council Tax Band: C

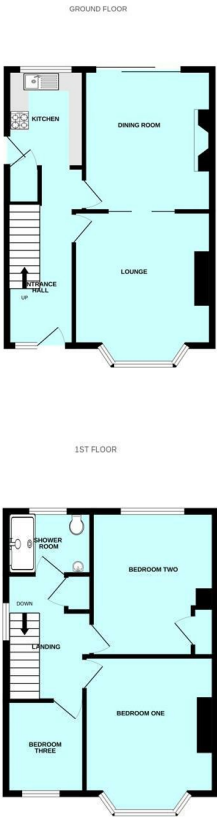
SERVICES

The property is connected to all the mains services: gas, electricity, water and drainage.

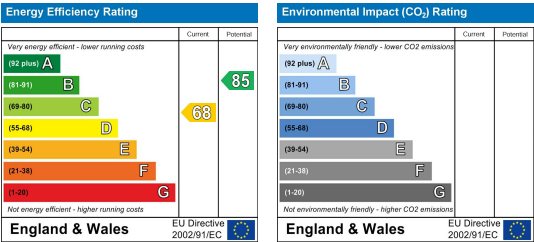
Area Map



Floor Plans



Energy Efficiency Graph



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