



## 89 Lancaster Gardens

Whitleigh, Plymouth, PL5 4AE

**Offers Over £240,000**



Updated & renovated family home with accommodation briefly comprising an entrance porch & hall, lounge, kitchen/diner & conservatory with 3 bedrooms, family bathroom & a converted loft space. To the front of the property there is on-street parking, with gardens to the front & rear - the latter including a block-built shed. The property owns the solar panels.



## LANCASTER GARDENS, WHITLEIGH, PLYMOUTH PL5 4AE

### ACCOMMODATION

Composite front door with inset double-glazing opening into the entrance porch.

#### ENTRANCE PORCH 5'8" x 3'0" (1.73 x 0.93)

uPVC double-glazed windows to the front and side elevations. Wooden door opening into the entrance hall.

#### ENTRANCE HALL 12'2" x 5'11" (3.73 x 1.82)

Door opening to the lounge. Open plan access into the kitchen/diner. Stairs ascending to the first floor landing with storage beneath.

#### LOUNGE 13'2" x 12'7" (4.03 x 3.84)

Gas fire set onto a stone-effect hearth and surround with wooden mantel over. uPVC double-glazed bay window to the front elevation. Open plan access into the kitchen/diner.

#### KITCHEN/DINER 18'11" x 10'2" (5.78 x 3.10)

Fitted with a matching range of base and wall-mounted units incorporating a square-edged wood-effect worktop with inset 4-ring gas hob and extraction over. Composite one-&a-half bowl sink unit with mixer tap and additional moveable jet. Spaces for dishwasher and washing machine. Integrated oven and grill. uPVC double-glazed window to the rear elevation. uPVC sliding patio door opening to the conservatory. Wooden door opening to the side walkway.

#### CONSERVATORY 13'7" x 9'10" (4.16 x 3.00)

Partially constructed in brick beneath a corrugated roof with uPVC double-glazed windows to the side and rear elevation. Power and lighting. Wall-mounted electric fire. uPVC double-glazed patio door opening to the rear garden.

#### FIRST FLOOR LANDING 7'5" x 7'0" (2.28 x 2.14)

Doors providing access to the first floor accommodation. Access to the loft room. Obscured uPVC double-glazed window to the side elevation.

#### BEDROOM ONE 11'7" x 11'1" (3.54 x 3.39)

uPVC double-glazed bay window to the front elevation. Hanging wardrobe space.

#### BEDROOM TWO 12'0" x 11'2" (3.67 x 3.41)

Built-in open wardrobe space. uPVC double-glazed window to the rear elevation.

#### BEDROOM THREE 8'3" x 8'2" (2.54 x 2.50)

uPVC double-glazed window to the front

#### BATHROOM 8'0" x 7'4" (2.44 x 2.26)

Fitted with a matching white suite comprising panel bath with shower attachment and mixer tap, pedestal wash handbasin and close-coupled wc. Chrome heated towel rail. Storage cupboard. Obscured uPVC double-glazed window to the side elevation.

#### LOFT ROOM 12'1" x 12'3" (3.69 x 3.74)

Housing the solar panel system. Eaves storage. 2 Velux windows to the front and rear elevations.

### OUTSIDE

The property is approached via a concrete walkway, bordered on one side by an area of lawn and to the other a small rockery with plants and shrubs. A wooden gate provides access to a walkway which leads to the rear garden. The rear garden is laid out over 2 levels, incorporating artificial lawn, decking and patio with raised borders of mature shrubs and trees. Pagoda housing a hot tub. 2 block-built storage sheds. Outside tap. Rear pedestrian access gate.

### COUNCIL TAX PCC

Plymouth City Council

Council Tax Band: A

### SERVICES

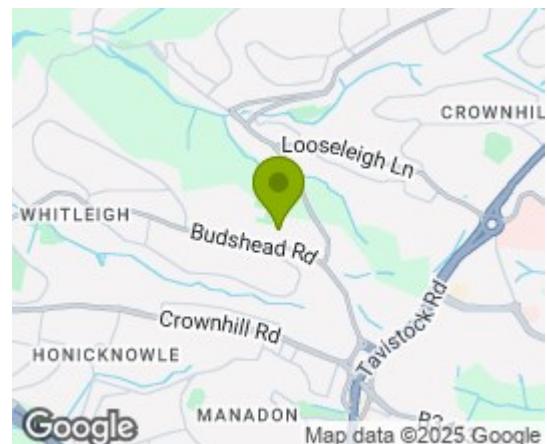
The property is connected to all the mains services: gas, electricity, water and drainage.

### WHAT3WORDS

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### Area Map



### Floor Plans



### Energy Efficiency Graph

