



Lakeview Manor,

**Offers in the region of
£174,950**



Reeds Rains

• Since 1868 •

www.reedsrains.co.uk



Lakeview Manor, Newtownards, County Down

Offers in the region of £174,950

Lakeview Manor is a stunning development located just off the Belfast Road in a highly sought after area of Newtownards. Being on the 'Belfast side' of town it is ideal for those commuting to Belfast and beyond. Kiltonga Wildlife Reserve is opposite the development and is a popular nature reserve with families and those who enjoy an evening stroll. Newtownards town centre is also within walking distance and offers an array of shops, restaurants and boutiques. This contemporary detached property is finished to a luxury turn key standard and will appeal to the most discerning of purchaser. Comprising on the ground floor of an entrance hall with cloak WC, living room, contemporary fitted kitchen with dining area and a utility. On the first floor there are three well proportioned bedrooms, master with ensuite and a main family bathroom. The property is further enhanced with gas heating and double glazing. Externally the property has driveway parking to the front and an enclosed rear garden laid in lawns. This beautifully appointed home simply must be viewed to be fully appreciated. To arrange your private viewing please contact our sales team on 028 9181 4144.

GROUND FLOOR

ENTRANCE HALL

Laminate floor. Hardwood glazed door.

WC

Modern white suite comprising low flush WC and pedestal wash hand basin with mixer tap. Tiled floor and part tiled walls. Extractor fan. Access to under stairs storage.

LIVING ROOM

5.54m x 3.73m (18'2" x 12'3")
Laminate floor.

KITCHEN / DINING

5.54m x 3.61m (18'2" x 11'10")
Luxury fitted high gloss white kitchen with an excellent range of high and low level units and laminate work surfaces. One and a half bowl stainless steel single drainer sink unit with mixer

tap. Electric single oven, four ring gas hob and stainless steel extractor fan. Integrated fridge freezer and dishwasher. Recessed spot lights. Tiled floor. Patio doors to rear garden.

UTILITY

2.11m x 1.22m (6'11" x 4'0")
Plumbed for washing machine. Gas boiler. Tiled floor. Extractor fan.

FIRST FLOOR

LANDING

MASTER

4.75m x 3.73m (15'7" x 12'3")

ENSUITE

Contemporary white suite comprising low flush WC, pedestal wash hand basin with mixer tap and enclosed shower cubicle with thermostatically controlled shower. Tiled floor and part tiled walls.

BEDROOM 2

3.63m x 2.69m (11'11" x 8'10")

BEDROOM 3

3.63m x 2.72m (11'11" x 8'11")

BATHROOM

2.95m x 2.06m (9'8" x 6'9")
Modern white comprising low flush WC, pedestal wash hand basin with mixer tap, panel bath with mixer tap and enclosed shower cubicle with thermostatically controlled shower. Tiled floor and part tiled walls. Recessed spotlights, chrome towel rail and extractor fan.

OUTSIDE

Paviour driveway parking to front. Enclosed westerly facing rear garden laid in lawns.

HEATING TYPE

Gas fired central heating.

GLAZING TYPE

Double glazed.

EPC

FLOOR PLAN

Laser Tape Clause



For full EPC please contact the branch

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause

Measurements are approximate. Not to Scale. For Illustrative purposes only



