



**“Lincroft Lodge” 5 Manor Hill, Comber, BT23 5FN**  
**Substantial Detached Residence Offering Abundant Family Accommodation - £419,950**





# “Lincroft Lodge” 5 Manor Hill Comber, BT23 5FN

## Substantial Detached Residence - £419,950

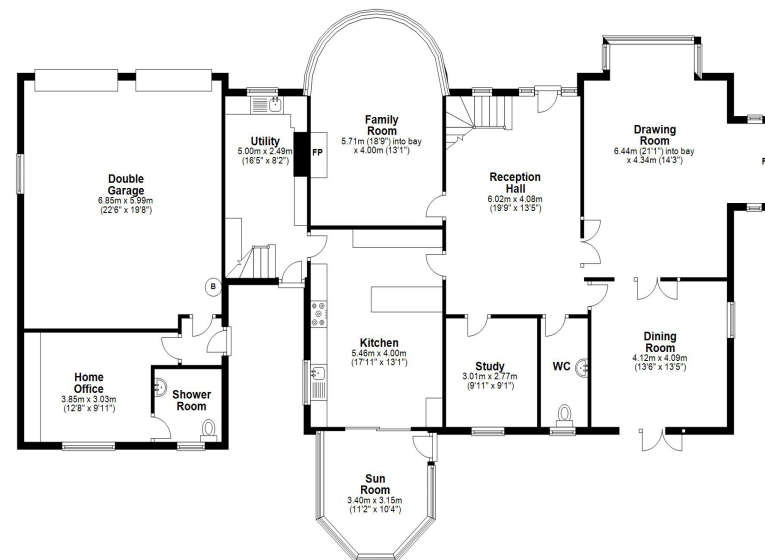
Accepted by most as Comber's premier address The Manor at Carnesure requires no introduction, with its Chamber's built luxury homes, an air of elegance and unrivalled convenience being the aspiration for many. This particular detached residence enjoys a prime spacious site in a cul-de-sac position, offering privacy, especially to the rear with its family sized gardens.

## Key Features

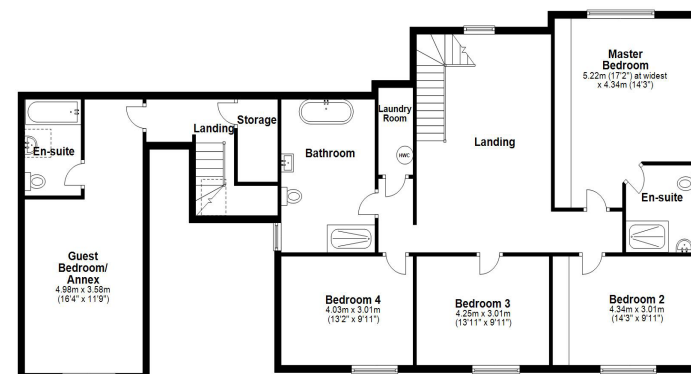
- Substantial Detached Residence Offering Abundant Family Accommodation
- Five Bedrooms Including Master and Guest Suites
- Five Reception Rooms Including Sun Room Plus Magnificent Reception Hall
- Upgraded Family Bathroom, Three En Suite Facilities Plus Ground Floor Cloakroom Suite
- Kitchen Breakfast Room With Extensive Range of Oak Units and Appliances
- Oil Fired Central Heating and Double Glazed Windows in PVC Frames
- Home Office With En Suite Wetroom and Separate Entrance
- PVC External Joinery for Ease of Maintenance
- Extensive Site with Private and Mature Rear Garden
- Double Garage , Pavior Driveway and Parking Areas
- Solar Panels for Electric and Hot Water

We endeavour to make our sales details accurate and reliable, however they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The reseller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part. Services, fitting, and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all information, which we provide, about the property is verified by yourself or your advisers. Site plans on brochures are not drawn to scale, however we are happy to provide scale drawings from our office. Artist's impressions are for illustrative purposes only. All details including materials, finishes etc. should be clarified with the agents prior to booking.

## Floor Plans



**First Floor**  
Approx. 147.7 sq. metres (1590.1 sq. feet)



**Total area: approx. 312.4 sq. metres (3362.3 sq. feet)**

For illustrative purposes only. Not to scale. Whilst every effort has been made to ensure the accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement. Plans produced using PlotJug.

**5 Manor Hill, Comber**



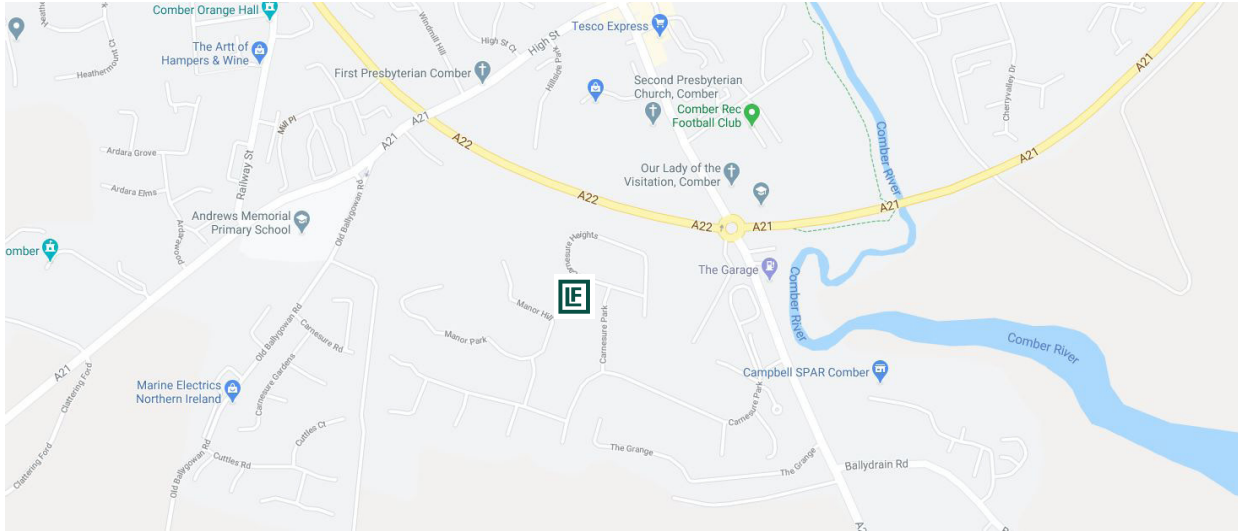






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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
<b>A</b> 92 plus		
<b>B</b> 81-91		
<b>C</b> 69-80		
<b>D</b> 55-68	60	65
<b>E</b> 39-54		
<b>F</b> 21-38		
<b>G</b> 1-20		
Not energy efficient - higher running costs		

## Office Information

Comber office

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