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residential



## 37 WINDSOR LODGE

Waringstown. BT66 7GS

Offers around  
**£269,950**







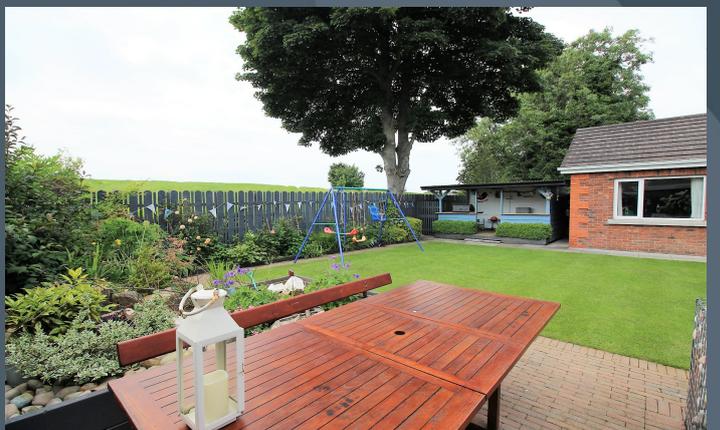
## Description

A very elegant and impressive detached dwelling enjoying an enviable setting within a much admired and sought after development, having a wonderful open aspect to fields at the rear and forming a wonderful lifestyle opportunity on the edge of the village.

Waringstown is a beautiful historic village, famous for its cricket lawns and its fine Jacobean Mansion house, convenient to neighbouring provincial towns with excellent road works including Lurgan, Donaghcloney, Banbridge, Moira and Portadown. The village enjoys a good variety of local amenities as well as the highly respected Waringstown Primary School. Viewing a must!

## Features

- Impressive detached dwelling with detached double garage
- Spacious and bright entrance hallway with tiled floor and stairs to the 1st floor gallery landing
- Beautiful drawing room with polished cast iron antique style fireplace and open fire
- Separate family room with attractive wooden fireplace with black cast iron inset and open fire
- Stunning open plan kitchen with dining area leading to sun room, forming a live-in area to the rear
- Bespoke fitted kitchen finished in oak with ample high and low level units as well as a central island unit with granite work top
- Separate utility room with ample high and low level units
- Downstairs WC with wash hand basin
- Four double bedrooms, master bedroom with ensuite shower room
- Stylish bathroom with modern suite including a freestanding bath and separate shower cubicle
- Neatly manicured gardens to the front and rear laid out in lawns
- Patio area to the rear with planted borders as well as a covered summerhouse and views to the fields the rear



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71   c	74   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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