



14 Ballantine Lane represents a superb opportunity to acquire a fantastically appointed five bedroom detached family home in a popular residential development within striking distance of Lisburn City Centre. Of recent construction and providing fixtures and fittings to the highest standard throughout, number 14 provides a superb blank canvas with nothing needing done apart from simply moving in.

This superb address offers ease of access for the city commuter and is ideally positioned on the Belfast side of Lisburn City Centre with a range of local amenities including many popular restaurants, shops and boutiques. The property lies within the catchment area to a range of the country's most prestigious schools.

In short, the property comprises of a spacious entrance hall with downstairs WC and under stairs storage, separate living room, kitchen diner with ample space for casual dining, sun room, five well appointed bedrooms spanning over two floors, main bedroom with en-suite shower room and walk in wardrobe and two further bathrooms with modern white suites.

The property further benefits from UPVC triple glazing throughout, oil fired central heating, tarmac driveway providing private off-street parking, front garden in lawns with patio walkway, landscaped rear garden with excellent privacy and surrounding patio areas ideal for outdoor entertaining.

With generously proportioned room sizes throughout, an excellent energy efficiency rating and requiring minimal maintenance, early internal inspection is highly recommended to appreciate all this property has to offer.

Offers Over
£365,000

14 Ballantine Lane,
LISBURN,
BT275FG

Viewing by
appointment with
& through agent
028 9266 1700



- Superbly Presented Five Bedroom Detached in the Popular Ballantine Development, Lisburn
- Close to Local Leading Schools and Belfast International Airport
- Excellent Transport Links to Belfast and Lisburn City Centres
- Close Proximity to Lisburn Golf Club, Sprucefield Shopping Centre and Hillsborough Village
- Downstairs WC, Under Stairs Storage and Separate Lounge
- Open Plan Kitchen Dining Space with Fitted Kitchen and Ample Space for Casual Dining
- Open to Sun Room with French Doors to Rear Garden
- Five Well Appointed Bedrooms Over Two Floors
- Main Bedroom with En-Suite Shower Room and Walk in Wardrobe
- Two Further Bathrooms with Modern White Suites
- Tarmac Driveway with Excellent Off Street Parking
- Front Garden with Patio Walkways and Lawn Area
- Enclosed Rear Garden in Lawns with Excellent Privacy and Extensive Patio Areas
- Oil Fired Central Heating and UPVC Triple Glazing Throughout
- Excellent Energy Rating with Low Running Costs and Low Maintenance
- Early Viewing Highly Recommended

The Property Comprises:

Ground Floor

Double glazed front door with glass inset into:

RECEPTION HALL: Tiled floor.

DOWNSTAIRS W.C.: White suite comprising low flush wc with push button, pedestal wash hand basin with chrome mixer tap and tiled splashback, tiled floor, frosted glass window.

Access to electric meter. Under stairs storage.



LIVING ROOM: 15' 9" x 11' 2" (4.8m x 3.4m) (at widest points). Dual aspect to front and side. Portuguese limestone fireplace and surround. Herringbone style laminate effect floor, cornice ceiling.



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KITCHEN/DINING: 20' 4" x 8' 10" (6.2m x 2.69m) (at widest points). Fully fitted kitchen, quartz stone worktops, inset ceramic four ring touch screen hob, quartz stone upstand and splashback, built-in extractor fan, built-in double oven and grill, built-in fridge/freezer, built-in dishwasher, inset sink with chrome mixer tap and side drainer, low voltage spotlights. Tiled floor, picture window with outlook to side. Ample space for casual dining. Archway to:



SUN ROOM: 12' 2" x 9' 4" (3.71m x 2.84m) (at widest points). Outlook to rear garden. Cast iron wood burning stove, tiled floor, uPVC double glazed French doors to rear



First Floor

LANDING: Picture window.

FAMILY BATHROOM: White suite comprising low flush wc with push button, pedestal wash hand basin with chrome mixer taps, corner shower cubicle with glass sliding door, shower with chrome thermostatic control valve, telephone attachment, part tiled walls, tiled floor, chrome heated towel rail, low voltage spotlights. Frosted glass window.



BEDROOM (1): 12' 2" x 11' 0" (3.71m x 3.35m) (at widest points). Dual aspect to front and side. Walk-in wardrobe with built-in Sliderobes. Hotpress with additional built-in shelving. Access to pressurized water system.

ENSUITE SHOWER ROOM: White suite comprising low flush wc with push button, pedestal wash hand basin with chrome mixer tap, corner shower unit with glass sliding door, shower with chrome thermostatic control valve, telephone attachment, part tiled walls, tiled floor, low voltage spotlights, frosted glass window, extractor fan.



BEDROOM (4): 10' 0" x 8' 0" (3.05m x 2.44m) (at widest points). Outlook to rear.



Second Floor

LANDING:

BEDROOM (5)/OFFICE: 10' 8" x 0" (3.25m x 0m) (at widest points). Velux windows, laminate effect flooring.



BATHROOM: White suite comprising low flush wc with push button, pedestal wash hand basin with chrome mixer taps, panelled bath with chrome mixer tap and telephone attachment, part tiled walls, tiled floor. Velux window, low voltage spotlights, extractor fan.



BEDROOM (2): 10' 9" x 10' 6" (3.28m x 3.2m) (at widest points). Outlook to side.

BEDROOM (3): 11' 5" x 10' 0" (3.48m x 3.05m) (at widest points). Outlook to side, Velux window.



Outside

Front garden laid in lawns. Tarmac driveway with off-street parking for two cars. Paved walkway to front garden with flowerbeds.

Enclosed private rear garden with raised patio area. Outside tap and outside light. Outside power supply. Access to oil tank and oil boiler. Part laid in lawns.

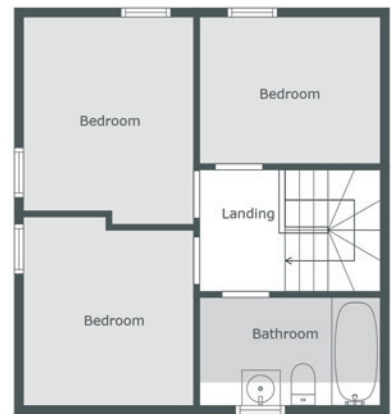




Floor 1



Floor 2



Floor 3

Location:

Ballantine Lane is located off Plantation Road, Lisburn.

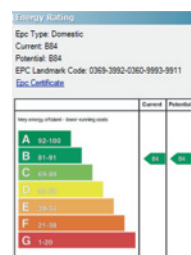
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