



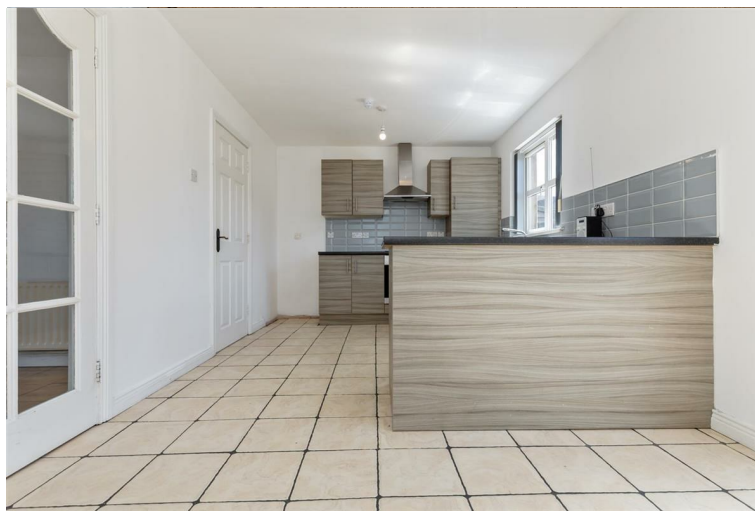
26 Lindara Drive, Larne, BT40 2FB

- Semi Detached Home
- Lounge
- Bathroom With Three Piece Suite
- Furnished Cloakroom
- Fully Enclosed Rear Garden
- Three Well Proportioned Bedrooms
- Kitchen Through Dining Room
- Gas Heating; Double Glazing
- Private Double Driveway To Front
- Convenient Location; No Onward Chain

Offers Over £129,950

EPC Rating C





## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

PVC double glazed front entrance door. Wood laminate floor covering. Stairwell leading to first floor. Access to under stairs store.

#### FURNISHED CLOAKROOM

White, two piece suite comprising corner wash hand basin and WC. Splash back tiling to sink. Tile effect lino floor covering.

#### LOUNGE 14'2" x 11'6" (wps)

Wood laminate floor covering. Picture window to front elevation. Glazed, panelled double doors leading into:





## **KITCHEN THROUGH DINING ROOM 18'5" x 9'8"**

Modern fitted kitchen with range of high and low level storage units and melamine work surface. Breakfast bar return. Stainless steel 1.5 bowl sink unit with draining bay. Integrated hob with stainless steel, pyramid style, extractor canopy over. Integrated, under counter electric oven. Space for fridge freezer. Space for washing machine. Gas fired central heating boiler (housed in matching unit). Splashback tiling to walls. Tiled floor. PVC double glazed French patio doors leading to rear garden.

## **FIRST FLOOR**

### **LANDING**

Access to roof space and shelved store.

### **BEDROOM 1 11'8" x 10'5"**

Wood laminate floor covering.

### **BEDROOM 2 13'8" x 8'1" (wps)**

Wood laminate floor covering.

### **BEDROOM 3 10'0" x 6'6"**

Wood laminate floor covering. Built in store/wardrobe with integrated hanging space.

### **BATHROOM**

White, three piece suite comprising 'P-shaped' panelled bath, vanity unit and WC. Thermostat controlled shower unit and curved glass shower screen over bath. Splashback tiling to sink and PVC panelling to walls around bath. Chrome towel radiator. Wood strip effect lino floor covering.

### **EXTERNAL**

Private double driveway to front finished in decorative stone. Fully enclosed, tiered rear garden finished in lawn, paved patio area and stone. External lighting. Outside tap.

## **IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.





**Well presented, three bedroom, semi detached home with double driveway area to the front, conveniently located within the popular Lindara development, off Linn Road, Larne.**

**The property comprises entrance hall, furnished cloakroom, lounge, kitchen through dining room with modern fitted kitchen, three well proportioned first floor bedrooms, and bathroom with white three piece suite.**

**Externally, the property enjoys private double driveway area to the front finished in decorative stone, and fully enclosed, tiered rear garden finished in lawn, paved patio area and stone.**

**Other attributes include gas fired central heating, double glazing and convenient location.**

**Early viewing highly recommended to avoid disappointment.**



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	84
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements