



25 Lindara Drive, Larne, BT40 2FB

- Spacious Semi Detached Home
- Lounge
- Family Bathroom; White Suite
- PVC Double Glazing
- Large Rear Garden
- Three Bedroom; Principal En Suite
- Kitchen Through Dining Room
- Gas Heating
- Private Driveway
- Ideal First Time Buy / Buy To Let

Offers Over £159,950

EPC Rating C



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## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

PVC double glazed front door. Timber flooring. Stairwell to first floor. Access to under stairs cloakroom.

#### LOUNGE 14'7" x 13'10"

Cast iron fireplace with timber surround and tiled hearth. Timber flooring. Glass panelled French doors leading to:



## **KITCHEN THROUGH DINING ROOM 21'10" x 10'5"**

Modern fitted kitchen with range of high and low level storage units contrasting granite effect melamine worktop. Stainless steel 1.5 bowl sink unit with draining bay. Space for fridge freezer. Integrated gas hob with extractor hood over. Integrated oven. Plumbed and space for dishwasher and washing machine. Space for tumble dryer. Gas fired central heating boiler (housed within matching unit). Wood laminate floor covering. PVC double glazed French doors leading to rear garden.

## **FIRST FLOOR**

### **LANDING**

Wood laminate floor covering. Access to shelved store. Access to roof space.

### **PRINCIPAL BEDROOM 15'9" x 10'5"**

Fitted wardrobes in glass and mirrored sliding doors. Wood laminate floor covering.

### **DELUXE EN SUITE SHOWER ROOM**

Contemporary, white, three piece suite comprising oversized panelled shower enclosure, vanity unit and WC. Thermostat controlled main shower with drench shower head. Chrome towel radiator. Half tiling to walls. Tile effect flooring.

### **BEDROOM 2 12'7" x 7'7"**

Built in wardrobe. Wood laminate floor covering.

### **BEDROOM 3 8'9" x 8'7"**

Wood laminate floor covering.

### **FAMILY BATHROOM**

White, three piece suite comprising panelled bath, pedestal wash hand basin and WC. Part tiling to walls.

### **EXTERNAL**

Front garden finished in lawn.

Generous sized private driveway finished in decorative stone. External lighting.

Fully enclosed rear garden finished mainly in lawn. Outside tap.

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

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If





there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

**Well presented, spacious, three bedroom, semi detached home, situated within Lindara, Linn Road, Larne.**


**The property comprises entrance hall, lounge, kitchen through dining room, three well-proportioned bedrooms, to include principal en suite, and separate family bathroom.**

**Externally, the property enjoys private driveway, and large, fully enclosed garden to rear.**

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

**Ideal first time buy / buy to let investment alike.**

**Early interest highly recommended.**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	72
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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

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