

BROADLANDS

EST.

THE NUMBER **ONE** AGENT AT
NUMBER **ONE** LIBRARY PLACE

1973



LA FOUGERE LA GRANDE ROUTE DE ST. LAURENT, ST. LAWRENCE, JE3 1NL

£535,000 | Freehold | Ref 442

- VILLAGE LOCATION
- LOTS OF CHARACTER
- LARGE EAT IN KITCHEN
- SAFE ENCLOSED GARDEN
- SOLE AGENT
- VERY SPACIOUS
- TWO RECEPTION ROOMS. TWO BEDROOMS
- CLOSE TO SHOP, GASTROPUB & VILLAGE AMENITIES
- PLENTY OF PARKING
- CALL DON ON 07829 917172

SOLE LISTING - THIS HAS SO MUCH CHARACTER! A cosy house located in the heart of St Lawrence Village close to the local store, gastropub, and bus stop. The versatile accommodation comprises two large reception rooms, contemporary eat-in kitchen, utility, two double bedrooms, bathroom and spacious private garden. Previously owned by a builder, the design is such that the loft could be adapted into a master bedroom suite, or alternatively another bedroom added to the rear above the utility room - both subject to permission. For those looking to downsize its close proximity to village amenities make it a perfect choice. Also ideal for anyone going up the ladder or looking to purchase a buy to let investment, with a potential return of over 5%. Call Don on 07829 917172 to view.

GROUND FLOOR

Living Room

18'4 x 12'11 (5.59m x 3.94m)



Relaxing room running the whole length of the house with beamed ceiling and two windows to front. Solid wood flooring. Functional fireplace (although hasn't been used in recent years).

FIRST FLOOR

Entrance Hall

5'11 x 3'4 (1.80m x 1.02m)

Doors to dining room and kitchen.

Dining Room

15'1 x 12'7 (4.60m x 3.84m)



Versatile room with solid wood flooring and functional fireplace (although hasn't been used in recent years). Window to front. Stairs to two levels.

Kitchen

13'4 x 11'4 (4.06m x 3.45m)



Recently fully fitted Siemens kitchen with high and low level units and integrated appliances including oven, two gas hobs, extractor and dishwasher. Plenty of space for a dining table and chairs. Panelled ceiling. Windows to front and rear.

Utility

14'0 x 5'10 (4.27m x 1.78m)

Useful room with door and window to garden. Stand alone fridge freezer and washing machine. Belfast sink. Selection of cupboards and door to...

Cloakroom

5'7 x 3'0 (1.70m x 0.91m)

Window to rear. WC.

SECOND FLOOR

Landing

6'0 x 3'0 (1.83m x 0.91m)

Doors to both bedrooms and bathroom. Solid wood flooring. Airing cupboard.

Bedroom One

13'6 x 9'2 (4.11m x 2.79m)

Good size double with window to front and two recessed fitted wardrobes.

Bedroom Two

11'4 x 9'10 (3.45m x 3.00m)

Another good size double with window to front and recessed fitted wardrobe.

Bathroom

6'9 x 6'2 (2.06m x 1.88m)

Three piece suite comprising bath with shower over, basin and WC. Fully tiled walls. Window to front.

Loft

Good size loft ideal for storage.

Garden



Enclosed garden mostly laid to lawn bordered by various trees and shrubs. Please note the property next door has a right of way through the garden so as to leave their bins out and for their oil tank to be filled up.

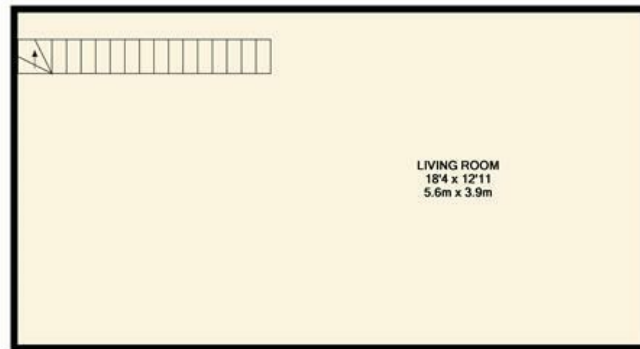
Parking

Space available to the front of the property not in the deeds but normally available to owners with no time restrictions. Plenty of public parking opposite and in the road next to the Parish Hall.

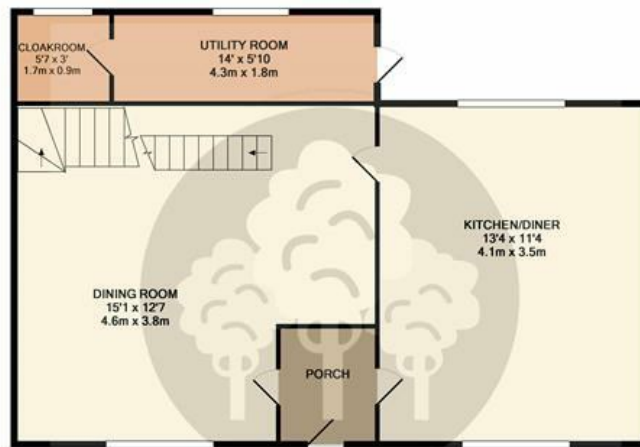
Services

All mains. Full double glazing. Electric heating. Mains gas for cooking. Wired for satellite and fibre.

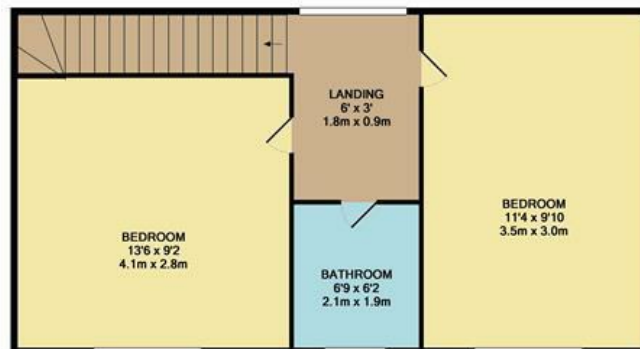
DIRECTIONS: JT MAP 8 T 12 .La Fougere is just along from the village shop.



GROUND FLOOR



1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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