



Allan Howard & Co.

ESTATE AGENTS • RESIDENTIAL LETTINGS & SALES

£1,200,000

Lapstone Gardens, Kenton, HA3



- **STUNNING 5 BED DETACHED HOUSE**
- **THREE BATHROOMS**
- **FOUR DOUBLE BEDROOMS - ONE SINGLE BEDROOM**
- **L-SHAPED RECEPTION/DINING ROOM**
- **GOOD SIZE TV ROOM**
- **DOUBLE GLAZED WINDOWS**
- **BEAUTIFUL FULLY FITTED KITCHEN WITH GRANITE WORKTOPS**
- **CARRIAGE DRIVEWAY**
- **80' REAR GARDEN**
- **MUST BE SEEN TO FULLY APPRECIATE THIS SUPERB PROPERTY**

We are delighted to offer for sale this stunning Five bedroom, three bathroom detached family house situated on this sought after road off Northwick Circle.

This charming property provides substantial accommodation and is close to all transport links and amenities as well as being in the Mount Stewart Catchment area.

Upon entering the property you will be greeted by a bright and inviting hallway leading to the various rooms.

Ground floor accommodation:

A stunning fully fitted kitchen with granite worktops, a very spacious dining area, L-shaped reception/dining room overlooking the garden, guest wc, utility room, shower room, good size TV room overlooking the garden.

1st floor accommodation:

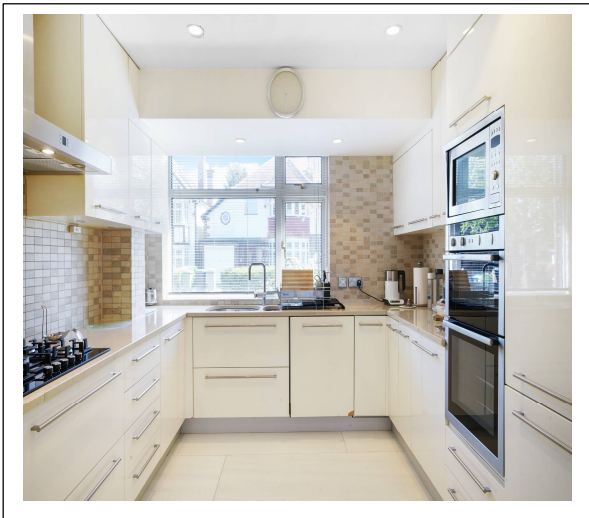
Four double bedrooms, one with en-suite dressing area and shower room, 1 single bedroom, family bathroom,

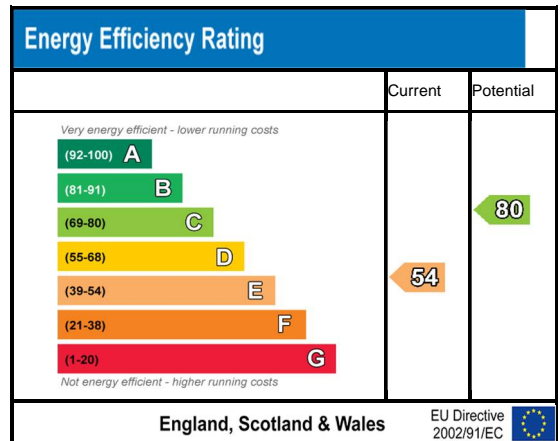
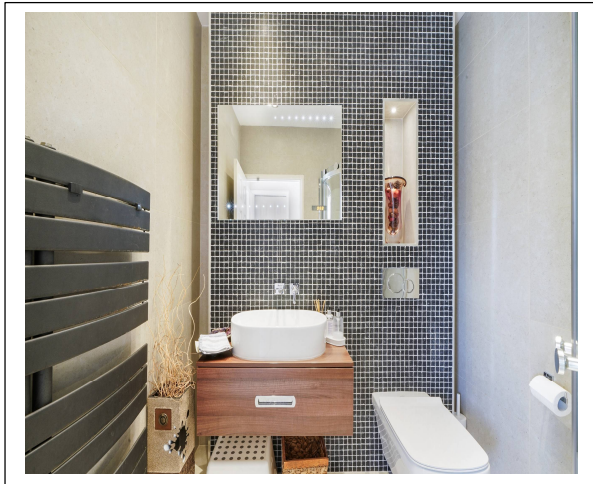
Garden - Large patio area, laid to lawn approx 80`

Garage via carriage driveway with parking for 3 cars.

This Five bedroom detached house presents a rare opportunity to own a spacious and well maintained family home with versatile living spaces situated on a premier road in Kenton.

Lapstone Gardens, Kenton, HA3





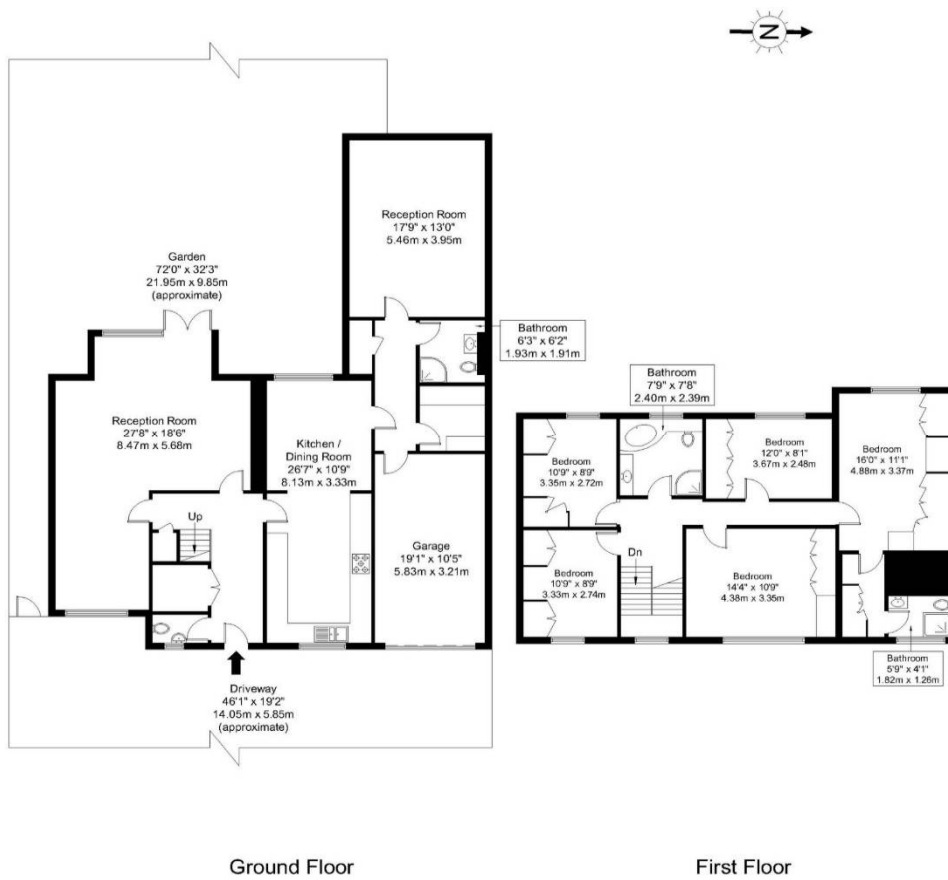
Lapstone Gardens, HA3 0ED

Approx Gross Internal Area = 219 sq m / 2357 sq ft

Driveway = 86 sq m / 926 sq ft

Garden = 235 sq m / 2529 sq ft

Total = 540 sq m / 5813 sq ft

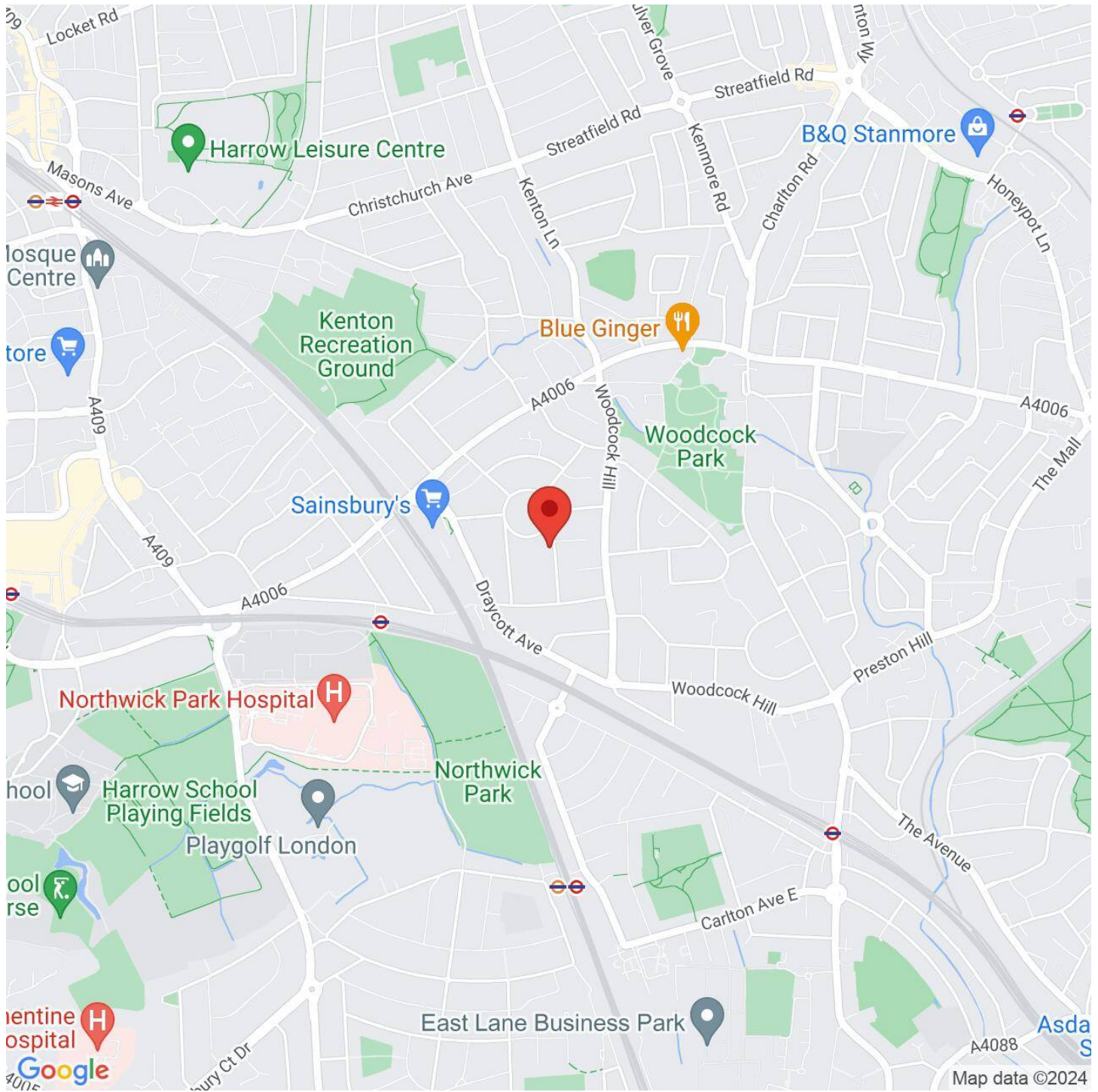


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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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VIEWING BY APPOINTMENT WITH AGENTS ALLAN HOWARD

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Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

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Written quotations available on request. All loans secured on property. Life assurance is usually required.