

SOLE  
AGENT

## La Siesta

### La Rue de la Corbinerie, St Martin |

This spacious home is located on a quiet lane in a desirable area of St Martin, with both the parish amenities and central St Peter Port just a few minutes away. The property has been fully upgraded by the current owners and benefits from a modern extension which has transformed the original house. Accommodation comprises lounge, kitchen/diner/family room, study, five bedrooms, a bathroom, two shower rooms, a WC and a utility room. To the rear of the property is a large, low maintenance, south facing garden predominantly laid to lawn but with a large patio area ideal for entertaining and al fresco dining. Parking is provided by a tarmac driveway that can facilitate at least three vehicles. Viewing is essential to fully appreciate this wonderful family home.

# £1,250,000

ESTATE AGENTS &amp; PROPERTY MANAGERS

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**5 BEDROOMS**

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**3 BATHROOMS**

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**2 RECEPTIONS**

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# Shields & Rutland

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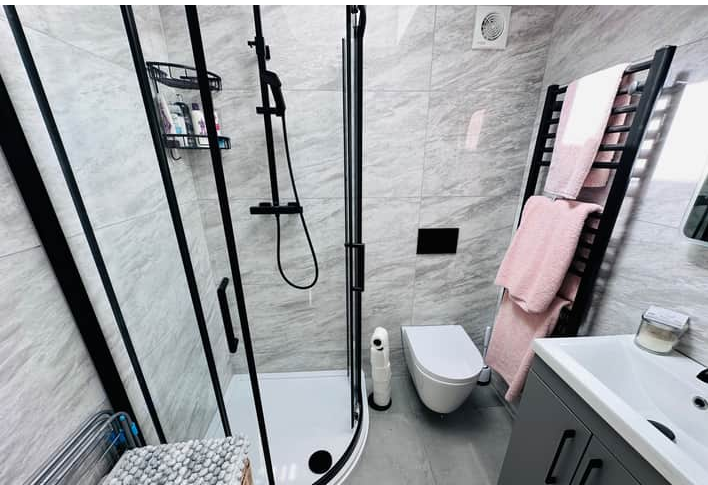
# PHOTOS



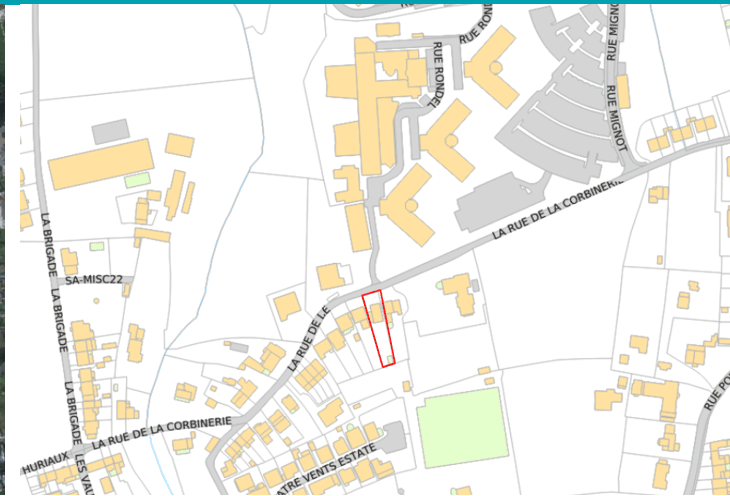
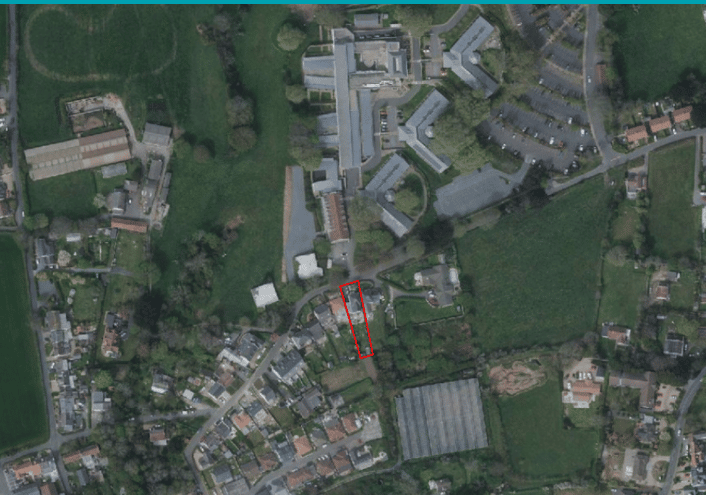
# PHOTOS



# PHOTOS



# SPECIFICATIONS



## Entrance Hall

5.00m x 2.06m (16' 5" x 6' 9")

## Lounge

4.56m x 3.68m (15' 0" x 12' 1")

## WC

1.34m x 0.75m (4' 5" x 2' 6")

## Study

2.67m x 2.44m (8' 9" x 8' 0")

## Kitchen

3.72m x 3.05m (12' 2" x 10' 0")

## Family Room/Dining Room

5.81m x 4.25m (19' 1" x 13' 11")

## Utility Room

2.56m x 2.04m (8' 5" x 6' 8")

## First Floor Landing

3.10m x 2.61m (10' 2" x 8' 7")

## Inner Hall

1.64m x 0.93m (5' 5" x 3' 1")

## Master Bedroom

5.88m x 5.14m (19' 3" x 16' 10")

## Ensuite

2.11m x 1.78m (6' 11" x 5' 10")

## Bedroom 2

3.68m x 3.17m (12' 1" x 10' 5")

## Bedroom 3

3.28m x 2.62m (10' 9" x 8' 7")

## Bedroom 4

3.12m x 2.35m (10' 3" x 7' 9")

## Bathroom

2.02m x 1.72m (6' 8" x 5' 8")

## Shower Room

2.00m x 2.00m (6' 7" x 6' 7")

## Bedroom 5

3.00m x 2.61m (9' 10" x 8' 7")

## Garden

The south facing rear garden has a large patio area and low maintenance lawn bordered with fencing and mature shrubs. There is also a small green house with raised vegetable beds and a large shed. The borders have feature lighting hidden within which transforms the garden in the evening. Behind the plot is a large field which enhances the privacy of the site.

## Parking

The tarmac driveway provides parking for at least three cars.

## PRICE INCLUDES

Curtains, carpets and light fittings

## SPECIAL FEATURES

- South facing garden
- Double glazing
- Modern extension
- Immaculate condition
- Beautiful features
- Loft space

## SERVICES

Mains drain, water and electricity.

## APPLIANCES INCLUDED

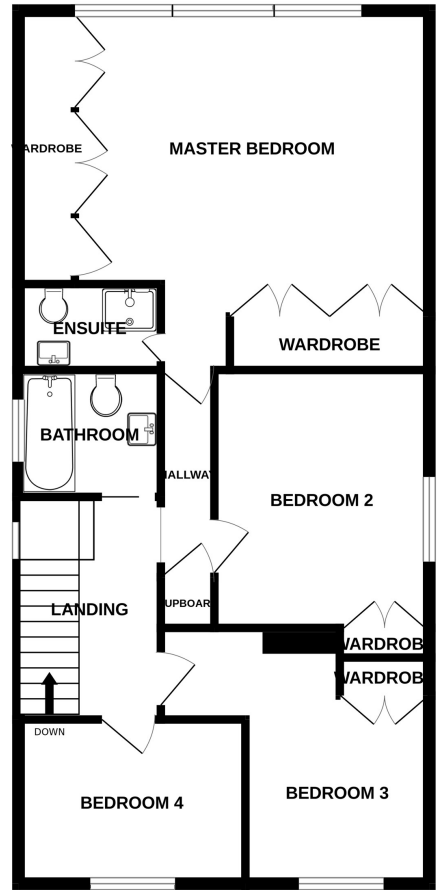
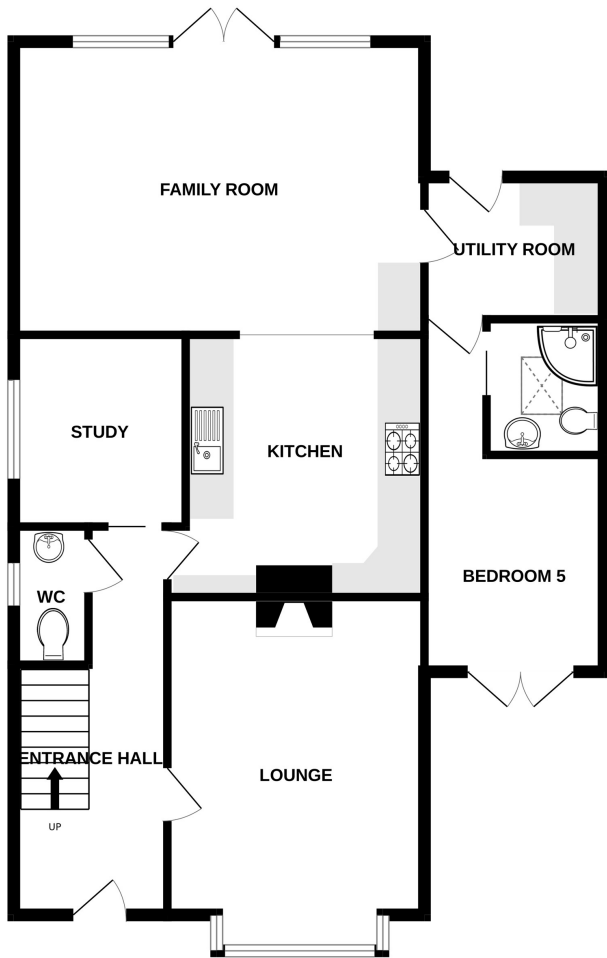
- Bosch washing machine
- Bosch tumble dryer
- Rangemaster professional deluxe 100
- Neff integrated extractor
- Neff integrated dishwasher
- Neff integrated microwave
- Frankie waster disposal unit

## SCHOOL CATCHMENT

# FLOORPLAN

GROUND FLOOR

1ST FLOOR



CONFIDENTIAL

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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