

SOLE
AGENT

Lorne House

9 Le Grand Manel | La Rue Des Frenes | St Martin | GY4 6TU

This semi-detached family home is located in the corner of a quiet clos in the heart of St Martin with the country lanes on your doorstep and the parish amenities a short stroll away. Although the property would benefit from a little modernisation, Lorne house is in move-in condition and has excellent social space well balanced with four good sized bedrooms. There is also the potential to either extend, or convert the garage if extra space is needed. Accommodation comprises lounge/diner, kitchen/breakfast room, four good-sized bedrooms with the master being en-suite, a bathroom and a WC. The property benefits from a private, south-facing rear and side garden which is laid to lawn, with a large patio area and gated access to the front. In addition to the garage (which houses the utility area) there is parking for two further vehicles.

4 BEDROOMS

2 BATHROOMS

1 RECEPTION

£779,000

ESTATE AGENTS & PROPERTY MANAGERS

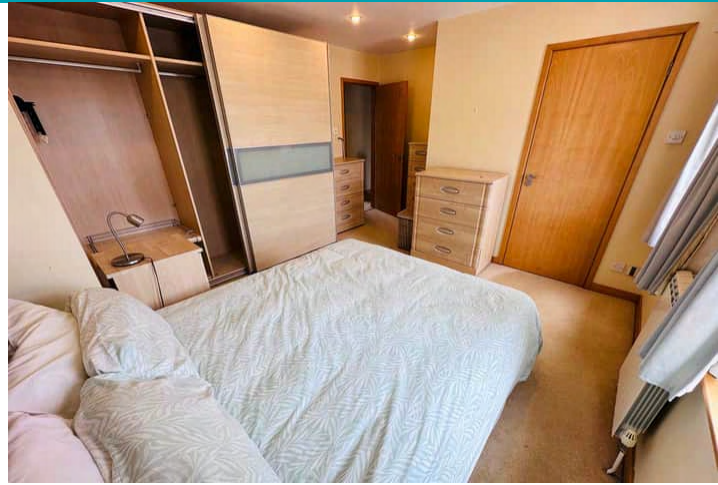
Shields
& Rutland

OPENING DOORS SINCE 1993

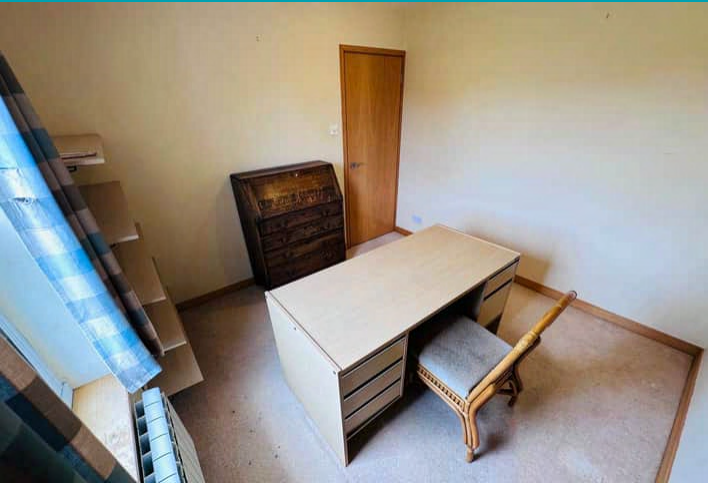
PHOTOS



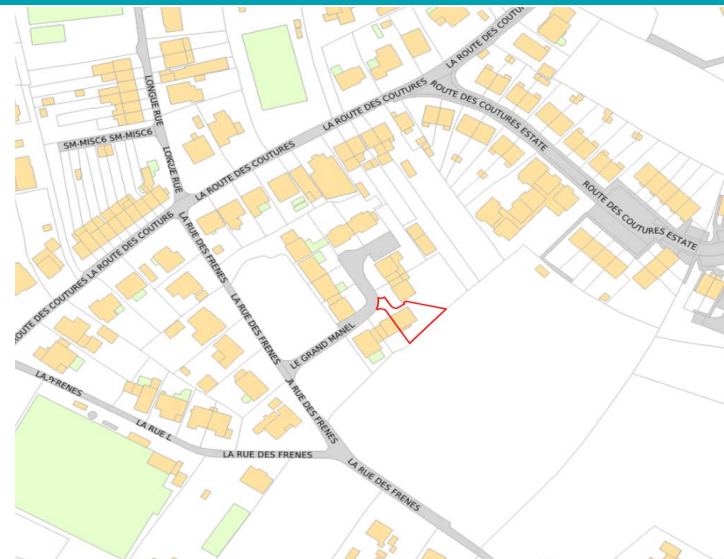
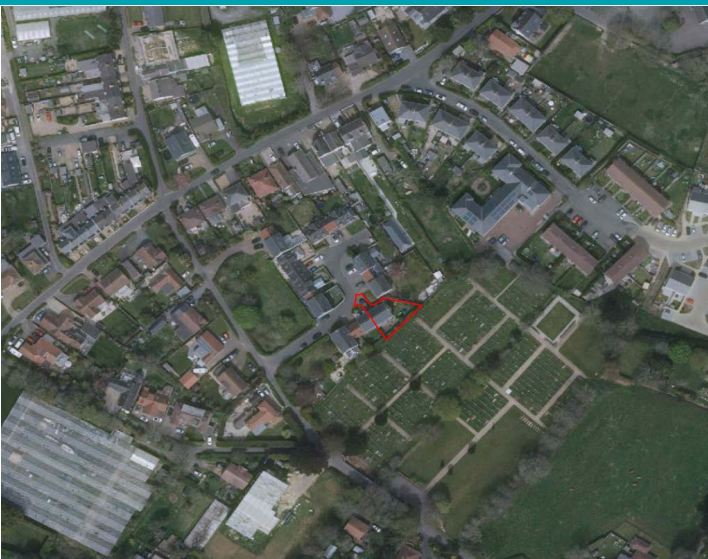
PHOTOS



PHOTOS



SPECIFICATIONS



Entrance Hall

4.88m x 1.84m (16' 0" x 6' 0")

Kitchen/Diner

4.89m x 2.95m (16' 1" x 9' 8")

Lounge/Diner

7.00m x 3.59m (23' 0" x 11' 9")

WC

2.02m x 0.74m (6' 8" x 2' 5")

First Floor Landing

3.36m x 1.62m (11' 0" x 5' 4")

Master Bedroom

4.60m x 3.85m (15' 1" x 12' 8")

Ensuite

1.87m x 1.87m (6' 2" x 6' 2")

Bedroom 2

3.60m x 2.94m (11' 10" x 9' 8")

Bedroom 3

3.01m x 2.93m (9' 11" x 9' 7")

Bedroom 4/Office

3.01m x 2.97m (9' 11" x 9' 9")

Bathroom

2.38m x 2.05m (7' 10" x 6' 9")

Garage/Utility Room

4.92m x 2.84m (16' 2" x 9' 4")

Garden

The property benefits from a private, south-facing rear and side garden which is laid to lawn, with a large patio area and gated access to the front.

Parking

In addition to the garage (which houses the utility area) there is parking for two further vehicles.

PRICE INCLUDES

Curtains, carpets and light fittings.

SPECIAL FEATURES

- Quiet clos
- Desirable location
- spacious accommodation
- Private garden

SERVICES

Mains water, electricity and drainage.

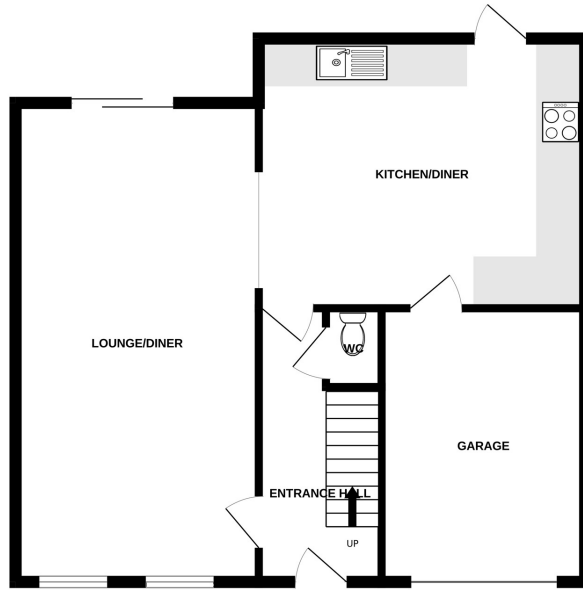
APPLIANCES INCLUDED

- Integrated fridge
- Integrated freezer
- Neff integrated dishwasher
- Neff microwave
- Neff integrated oven
- Neff integrated four ring hob
- Extractor fan

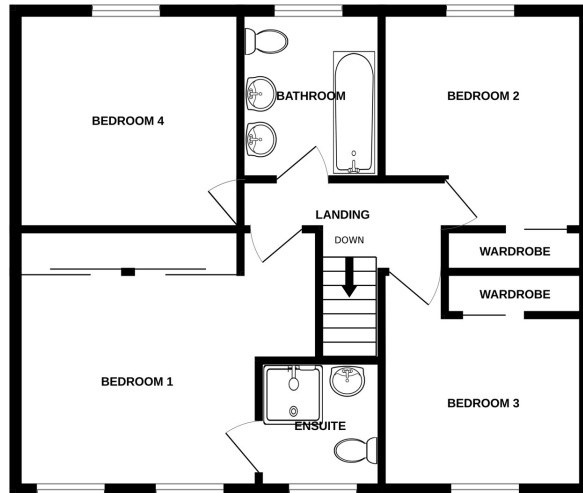
SCHOOL CATCHMENT

St Martins Primary School
and Les Beaucamps High School

GROUND FLOOR



1ST FLOOR



LORNE HOUSE

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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