



HARRINGTON LANE, PINHOE, EXETER

GUIDE PRICE - £325,000





SUMMARY The property is well presented throughout and many great features. The property has a light and spacious feel throughout and comprises an entrance porch, hallway, ground floor bathroom, open plan and dual aspect living/dining room, modern kitchen, large rear conservatory, four good sized bedrooms across both floors, and main bedroom ensuite.

Outside is a delightful and well-maintained enclosed rear garden. The garden has a decking area providing a superb area for outside dining and entertaining. The patio overlooks the garden which is laid to lawn and with borders planted with a variety of mature shrubs and plants. Back access can be gained via a side garden gate. The property does also include a garage in a block.

- Four Spacious Bedrooms - One En Suite
- Good Sized Sitting Room
- Desirable Pinhoe Location
- Large Conservatory
- Garage
- Private Rear Garden
- Modern Features
- Beautifully Presented Throughout



ENTRANCE HALL Radiator, stairs to first floor and under stair storage cupboard.

KITCHEN Wooden framed double glazed window to front aspect. Fitted with a range of base cupboards, drawers and eye level units with work surface and tiled surrounds. Stainless steel single bowl sink unit. Free standing range cooker, extractor hood, space and plumbing for washing machine and dish washer.

LIVING / DINING ROOM A bright spacious room with space for a large family dining table. Electric fire place. Two sets of wooden double doors leading to the conservatory.

CONSERVATORY Garden room with PVCu double glazed door and windows opening onto rear garden. Wooden Flooring.

BEDROOM 4 Wooden framed double glazed window with aspect to the front.

BATHROOM Fitted with white suite comprising panelled bath with power shower, attractive tiled surround, pedestal wash hand basin and low level WC, Tiled flooring, extractor fan and heated towel rail.

FIRST FLOOR

BEDROOM ONE Spacious double room with UPVC frame double glazed window to front aspect. Two sets of built in wardrobe and radiator. Door leading to ensuite.

ENSUITE uPVC obscure double glazed window with aspect to the rear. Shower cubicle with glazed screen door, power shower fittings, pedestal wash hand basin and low level WC, shaver point, spotlights and extractor fan. Under floor heating installed.

BEDROOM TWO uPVC double glazed window with aspect to the front, radiator, space for storage.

BEDROOM THREE uPVC double glazed window with aspect to the rear, radiator, space for storage.





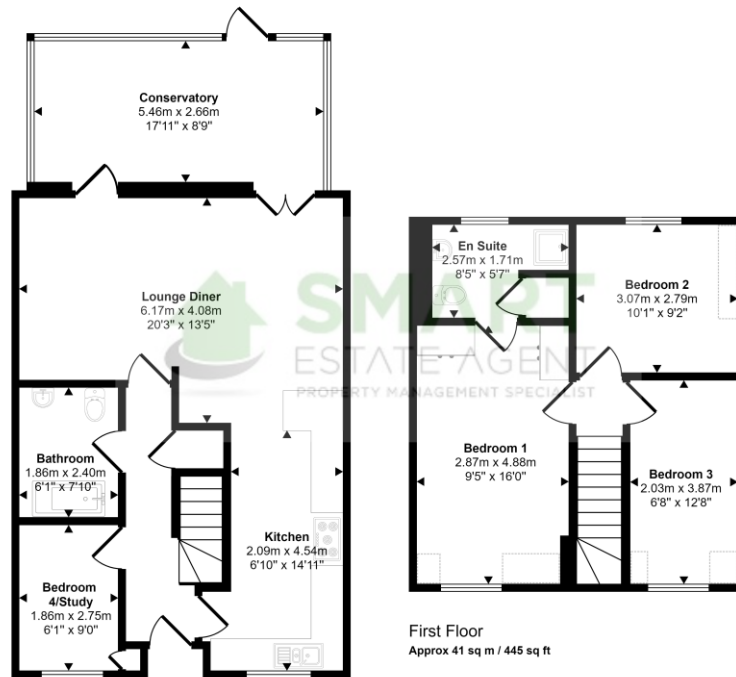
REAR GARDEN The garden has a decking area leading into the garden which is laid to lawn. Rear private pergola with seating towards the rear of the garden. Access can be gained via a side garden gate.

GARAGE The property benefits from a garage in a private block, easily accessed from the properties front door.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Approx Gross Internal Area
111 sq m / 1192 sq ft



Ground Floor
Approx 69 sq m / 747 sq ft

First Floor
Approx 41 sq m / 445 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.