



45 Farm Lodge Lane Magherafelt BT45 5FF

Offers Over £189,950



Features

- Beautifully presented semi detached 3 bedroom family home, occupying a lovely site in the recently built Farm Lodge development
- The property has been finished to an exacting standard with many contemporary finishes and will certainly appeal to the more discerning family buyer
- Fully enclosed spacious rear garden including paved patio area
- Lawn with laurel hedge planting to front including tarmac driveway
- Accommodation includes 3 bedrooms (master with ensuite and dressing room), lounge, kitchen/diner, utility room, family bathroom and downstairs W.C
- Mains gas central heating
- PVC Windows double glazed

Contact Us

Viewing By Appointment Only
 028 796 33719
 magherafelt@burnshomes.co.uk

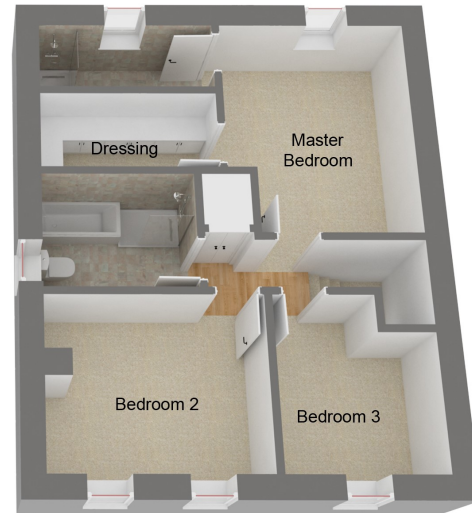
	Current	Potential
Very energy efficient - lower running costs		
A (92 to 100)		
B (81 to 91)		
C (69 to 80)	75	75
D (55 to 68)		
E (39 to 54)		
F (21 to 38)		
G (1 to 20)		
Not energy efficient - higher running costs		

Please visit <http://www.burnshomes.co.uk/buy/45-farm-lodge-lane> for further details, including extra pictures, interactive 360 virtual tours and full EPC report (where applicable).

45 Farm Lodge Lane, Magherafelt



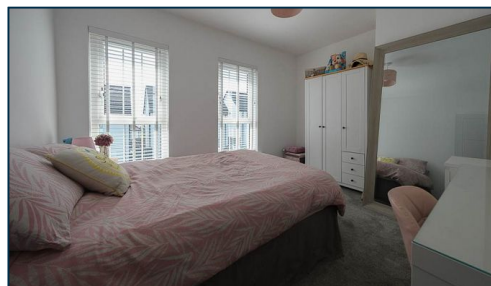
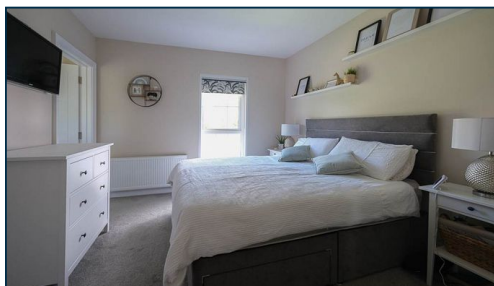
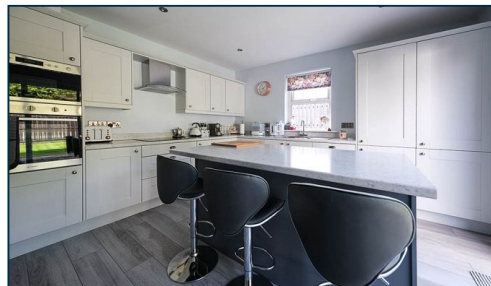
Ground Floor



First Floor



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID858448)



Note: These particulars are given on the understanding that they will not be construed as part of a Contract or Lease. Whilst every care is taken in compiling this information we can give no guarantee as to the accuracy thereof and prospective purchasers are recommended to satisfy themselves regarding the particulars.

We have not tested electrical or other appliances that may be within the property, including, where applicable, the central heating. Any prospective purchaser should make their own enquiries. No warranty is given. Neither the vendor, Burns & Co nor any person employed by them, has any authority to make or give any representation or warranty whatsoever in relation to this property. No offers are accepted via email.