



## 81 Lucas Lane, Plympton, Plymouth.

Offers in the Region of £225,000 Freehold

This well presented and spacious family home is situated in a lovely location of Colebrook, offering easy access to Boringdon Primary School, local parks, and amenities. There is double glazed door leading into the entrance porch which is perfect for placing coats and shoes. This then leads into an impressive entrance hallway, that offers plenty of room to welcome in guests. There is a substantial lounge to the front of the property and has a lovely multi fuel log burner. The dining room is another well proportioned reception room, ideal for entertaining and has access to the kitchen. The modern fitted kitchen is located at the back of the property with access out to the pretty rear garden.

Upstairs there is a family bathroom. There are two single bedrooms and a good size double bedroom. There is a staircase giving access to a good size loft room. This property has been well looked after by the current owners and an internal look around is really a must to appreciate its size and condition.

**0.95%**

Min Fee £1200  
INCLUDING  
VAT

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## Ground Floor

### Entrance Porch

You enter this lovely property into a handy entrance porch where you can place coats and shoes. A door gives access into the inner hallway.

### Hallway

The hallway is a great place to greet family and friends. There is access into the lounge, dining room and kitchen. A staircase ascends to the first floor. There is a radiator and a light fitting.

### Lounge

12'2" (3.71m) x 11'3" (3.43m)

The substantial lounge offers a wonderful place to retreat to after a long day and enjoy an evening in with friends and family. There is a lovely multi fuel log burner giving the room a lovely focal point. There is plenty of room for any configuration of sofas. There is a radiator and a light fitting.

### Dining Room

13'3" (4.04m) x 13'2" (4.01m)

The dining room is another well proportioned reception room that would be a super space for enjoying an evening of entertaining with friends and family. There is an original storage cupboard under the stairs. There is an opening into the kitchen giving this room a lovely natural flow. There are light fittings and a radiator.

### Kitchen

11'9" (3.58m) x 9'0" (2.74m)

The modern fitted kitchen has been well thought out, offering plenty of work top and storage space for those that enjoy cooking. There are cream units with a complimenting work top. There is an integrated sink with drainer, cooker, hob, extractor, space dishwasher and space for a washing machine and fridge. The Combi boiler is situated in the kitchen. There is a door giving access to the rear garden making it easy to enjoy a spot of afternoon alfresco dining with friends.

## First Floor

### Landing

The landing gives access to all three bedrooms and the family bathroom. There is access to a staircase leading to a loft room. There is a light fitting.

### Bedroom Three

10'5" (3.18m) x 4'10" (1.47m)

This single bedroom would be great for a child's room, nursery or a home office. There is a radiator and a light fitting.

### Family Bathroom

The family bathroom offers a bath with a electric shower over, perfect for the children's bath time or for a long hot soak after a stressful day. There is a white low level wc



and a wash hand basin. There is a radiator and a light fitting.

#### Bedroom One

16'4" (4.98m) x 9'10" (3m)

The master bedroom is a lovely space and has modern decor to be able to slot your furniture straight in without any fuss. There is a radiator and a light fitting.

#### Bedroom Two

5'11" (1.8m) x 10'10" (3.3m)

This is a room that offers a perfect spot for a teenagers or child's room. There is a pleasant outlook over the front. There is a radiator and a light fitting.

#### Loft Room

13'11" (4.24m) x 14'2" (4.32m)

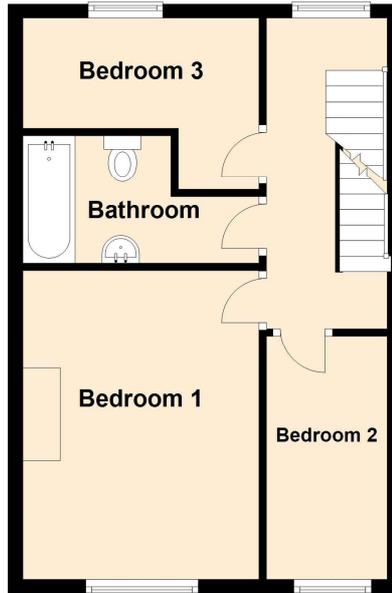
There is a staircase that leads to a loft room. This room is currently being used as a bedroom from the current vendors. This area is classed as a loft room not a bedroom.

#### Outside

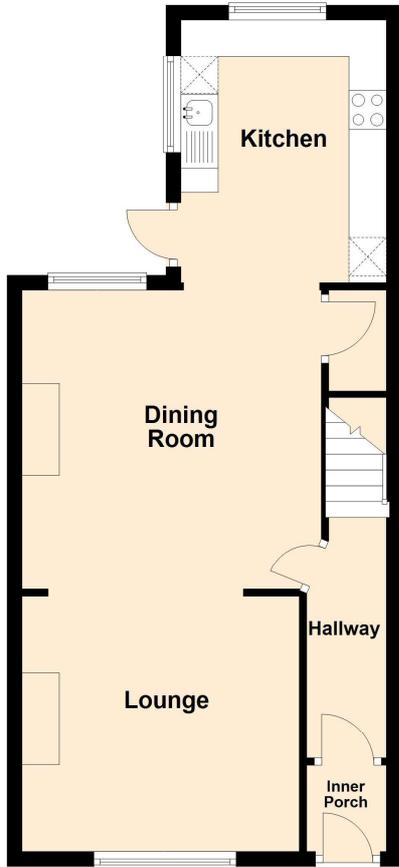
There is a level patio area which is secluded and somewhere to come home from work and enjoy a glass of wine whilst soaking up the afternoon sun. There is a lawn area perfect for the children to enjoy in the summer months. There is a rear gate giving access to the service lane. There is a garage with an up and over door and has electric and power.



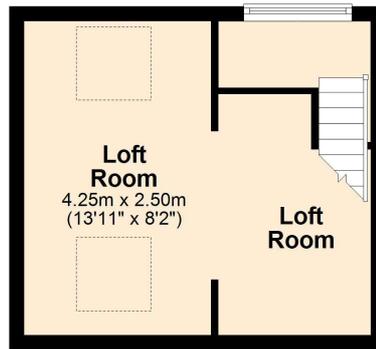
**First Floor**  
Approx. 37.1 sq. metres (399.5 sq. feet)



**Ground Floor**  
Approx. 45.8 sq. metres (492.5 sq. feet)



**Second Floor**  
Approx. 19.7 sq. metres (212.5 sq. feet)



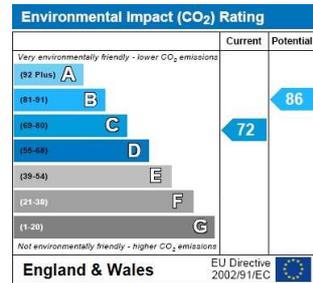
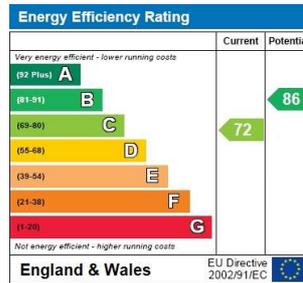
Total area: approx. 102.6 sq. metres (1104.6 sq. feet)

**Directions**

Please contact the office for directions

**Viewing Arrangements**

Viewing strictly by appointment through the agent. Please respect the occupier's privacy and do not make an approach by knocking on the door.



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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 finalising their offer to purchase.

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We may also refer you to a financial advisor if so required. A commission may be paid to the agent by a 3rd party for this.

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