



We are delighted to bring to the sales market this superbly appointed four bedroom detached family home occupying a corner site in the popular Lakeland Manor just past Annahilt. Positioned just off the Magheraconluce Road, the property provides ease of access for the city commuter to Belfast and Hillsborough Village and is within striking distance of Lisburn City Centre with a range of local amenities including many popular restaurants, shops and leading schools.

In short, the property comprises of a spacious entrance hall with walk in cloaks area and downstairs WC, two separate front reception rooms, an open plan kitchen dining living space with newly fitted kitchen and a range of built in units and appliances, utility room, four well-appointed bedrooms, main bedroom with luxurious en-suite shower room, a separate study and a separate family bathroom with modern white suite.

The property further benefits from double glazing throughout, gas fired central heating, tarmac driveway with off street parking for several cars, front and side gardens laid in lawns, enclosed rear garden with raised decking areas and a detached garage with excellent additional storage.

Rarely do properties of this calibre present themselves to the open market, early internal inspection is highly recommended to appreciate all this property has to offer.

Offers Around  
£325,000

1 Lakeland Manor,  
HILLSBOROUGH,  
BT26 6RE

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Viewing by  
appointment with  
& through agent  
028 9266 1700



- Immaculate Detached Four Bedroom Family Home Positioned just off the Magheraconluce Road, Annahilt
- Occupying an Extensive Corner Site with Excellent Additional Outdoor Space
- Close to Local Leading Schools and Belfast International Airport
- Excellent Transport Links to Belfast and Lisburn City Centres
- Close to Lisburn Golf Club, Sprucefield Shopping Centre and Hillsborough Village
- Hallway with Walk in Cloaks Storage and Downstairs WC
- Two Separate Front Reception Rooms
- Open Plan Kitchen Dining Living Space with Bespoke Fitted Kitchen and Range of Built in Units and Appliances
- Separate Utility Room
- Landing with Built in Storage and Separate Office or Nursery Room
- Four Well Proportioned Bedrooms, Main Bedroom with Built-in Slideorbes & Luxurious En-Suite Shower Room
- Separate Family Bathroom with Modern White Suite
- Front Garden Laid in Lawns with Tarmac Driveway Providing Extensive Off Street Parking
- Detached Garage with Floored Roofspace for Additional Storage. Plumbed for Heating & Electric
- Side and Rear Gardens Laid in Lawns with Raised Decking Area
- Gas Fired Central Heating and UPVC Double Glazing Throughout
- Early Viewing Highly Recommended

The Property Comprises:

## Ground Floor

Hardwood front door with glazed inset and side light to:

RECEPTION HALL: Solid wood strip flooring, glazed double doors to:



LIVING ROOM: 19' 5" x 12' 3" (5.92m x 3.73m) (Measurements into bay window). Mature outlook to front. Portuguese sandstone surround fireplace with gas coal effect fire, hearth.



DINING ROOM/PLAYROOM: 14' 3" x 10' 7" (4.34m x 3.23m) (Measurements into bay window). Solid wood strip flooring.



DOWNSTAIRS W.C.: White suite comprising low flush wc, pedestal wash hand basin, tiled splashback, ceramic tiled floor. Built-in storage area with shelving.

KITCHEN/LIVING/DINING AREA: 31' 0" x 13' 4" (9.45m x 4.06m) (at widest points). Modern fully fitted kitchen with excellent range of high and low level units, laminate work surfaces, built-in seven ring gas hob with extractor fan above. Stainless steel sink and a half sink unit with brass mixer taps, integrated dishwasher, fridge and freezer, porcelain tiled floor, glazed display unit, part tiled walls, low voltage spotlights. Open to ample dining space with picture window. Floor to ceiling radiator, PVC double glazed French doors to rear garden.



UTILITY ROOM: Access to side. Plumbed for washing machine. Extractor fan, porcelain tiled floor.

## First Floor

LANDING: Airing cupboard, built-in shelving. Access to fully floored roofspace via Slingsby ladder.

BEDROOM (1): 13' 5" x 12' 3" (4.09m x 3.73m) Beautiful mature outlook to front across rolling countryside. Built-in robes with mirror fronted sliding doors.

ENSUITE SHOWER ROOM: White suite comprising low flush wc, vanity unit with chrome mixer taps and built-in cabinet below. Built-in shower cubicle with overhead shower unit, fully tiled walls, porcelain tiled floor, chrome heated towel rail, PVC tongue and groove ceiling, extractor fan.



BEDROOM (2): 12' 9" x 12' 3" (3.89m x 3.73m) Outlook to front.



BEDROOM (3): 17' 0" x 10' 7" (5.18m x 3.23m) Outlook to rear.



BEDROOM (4): 11' 0" x 10' 0" (3.35m x 3.05m)



BATHROOM: Modern white suite comprising low flush wc, vanity unit with mixer taps, built-in cabinet below, mirror recess. Free standing oval bath with mixer taps. Built-in shower cubicle with Mira Sport electric shower unit, fully tiled walls, porcelain tiled floor, heated towel rail, PVC tongue and groove ceiling. Extractor fan.



NURSERY/OFFICE: 7' 2" x 6' 9" (2.18m x 2.06m)



## Outside

Tarmac driveway with ample parking. Front garden laid in lawns. Driveway leading to:

DETACHED GARAGE: 18' 3" x 10' 5" (5.56m x 3.18m) Light and power, roller shutter door.

Large corner site with extensive lawns. Raised timber decked area ideal for barbecuing and outdoor entertaining. PVC fascia and soffit boards.

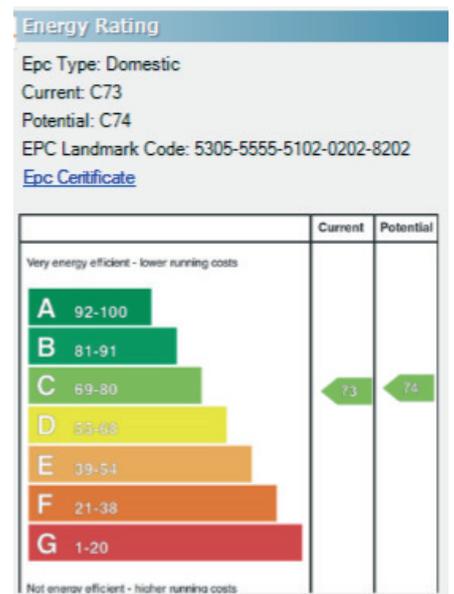
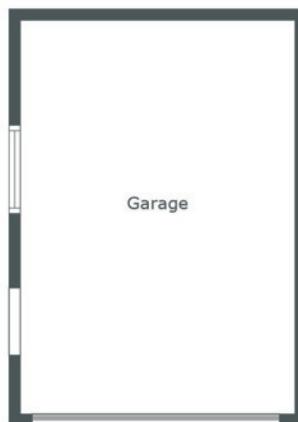


Location:

Lakeland Manor is located off the Magheraconluce Road past Annahilt.

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[www.templetonrobinson.com](http://www.templetonrobinson.com)



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