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MITCHELL**

CHARTERED SURVEYORS,  
LETTING AGENTS &  
PROPERTY CONSULTANTS

Tel: 028 9557 5555

Email: [info@laverymitchell.com](mailto:info@laverymitchell.com)

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



## **21 Manor Lodge, Magherafelt, BT45 6QL**

**Offers Over £219,950**

- Spacious three-bedroom home with a master ensuite.
- Elevated position offering privacy and presence.
- Low-maintenance front and rear gardens
- Close to many shops, cafes, and restaurants
- Strong transport links
- Additional main bathroom for family convenience.
- Large tarmac parking area
- Located in a thriving and welcoming town
- Excellent schools and recreational facilities nearby
- Ideal family home combining practical living with a desirable location

21 Manor Lodge in Magherafelt offers an excellent opportunity to acquire a three-bedroom detached home with a master ensuite. The property occupies an elevated site, providing a sense of privacy and presence within the neighbourhood. It includes a main bathroom and a master bedroom with ensuite, ideal for modern family living. A generous tarmac area to the side provides ample parking, while the front and rear gardens offer manageable green spaces, allowing for easy maintenance. New uPVC fascia and guttering recently fitted. The location combines convenience with community, being close to a variety of local amenities including schools, shops, recreational facilities, and transport links, ensuring everything you need is within easy reach. With its practical layout and convenient location, this home is an ideal choice for families seeking an accessible lifestyle in Magherafelt.

Entrance Hall  
7'11 x 11'9



Airy entrance hall, wooden staircase with under stair storage. Neutral floor tiles and single radiator.

Living Room  
15'0 x 13'6



Bright and spacious with 2 windows, 2 double radiators, TV point, marble and granite fireplace and wood laminate flooring.

Kitchen  
17'6 x 11'0



A range of high and low level solid wood units with granite worktop and granite kitchen windowsill. Glass display units and wine rack. Tiled splashback. Oven with induction hob, extractor fan and integrated dishwasher. Room for freestanding fridge freezer. Double radiator

WC  
5'5 x 2'10  
Utility WC

Utility Room  
5'5 x 7'10

Leads out to back garden. Vinyl wrapped units and worktop. Single radiator

Landing  
12'2 x 7'1



Window at top of stairs with single radiator. Hotpress with shelving.

Bathroom  
8'10 x 6'7



Main bathroom with modern white sanitary ware and whirlpool bath. Fully tiled with a neutral tile. Electric shower and single radiator.

Master bedroom  
10'9 x 10'9



Master bedroom with en suite bathroom and built in storage. Single radiator, TV point and laminate wood flooring.

Ensuite  
4'1 x 6'7



Fully tiled with a neutral tile. Electric shower and white sanitary ware.

Bedroom 2  
10'9 x 14'1



Front facing double bedroom with wood laminate flooring. Single radiator.

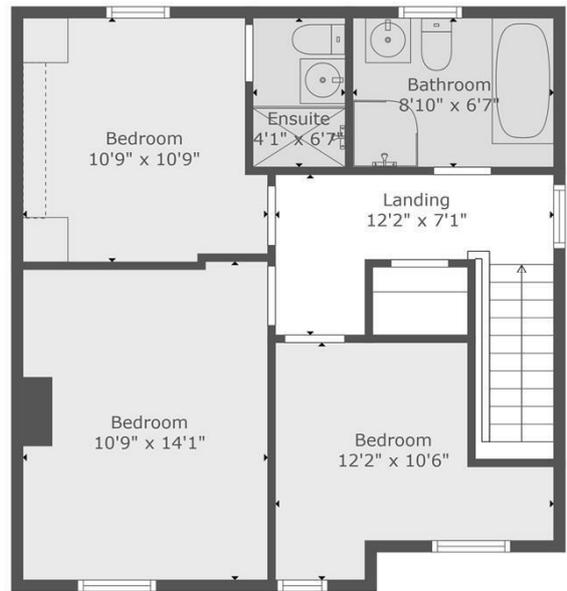
Bedroom 3  
12'2 x 10'6



Front facing bedroom with 2 windows and wood laminate flooring. Single radiator.

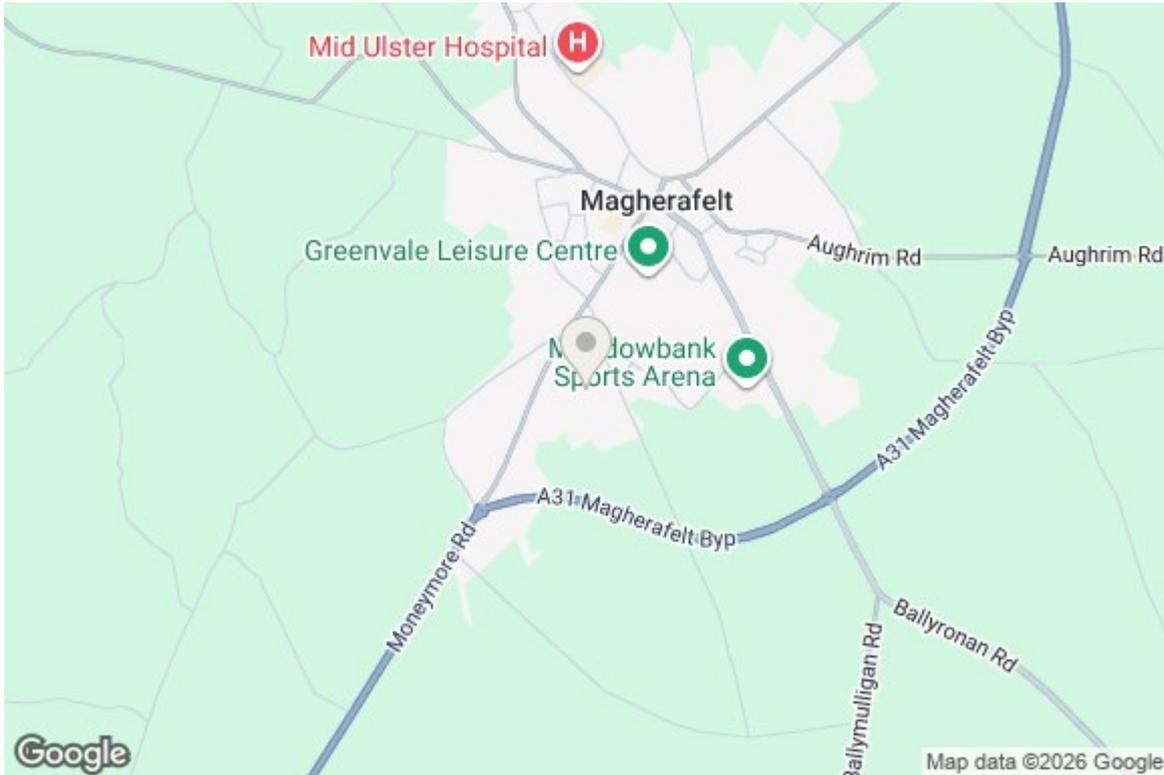


Floor 1



Floor 2

**TOTAL: 1122 sq. ft**  
 FLOOR 1: 563 sq. ft, FLOOR 2: 559 sq. ft  
 WALLS: 102 sq. ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	65
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

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