



# LAVERY MITCHELL

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## 8 Glovers Lane, Toomebridge, BT41 3FH

**OFFERS OVER £239,950**

- Modern 3-bedroom semi-detached home
- Contemporary kitchen / dining area
- Bright living room
- Main family bathroom
- Popular and convenient residential location
- Master bedroom with ensuite
- Patio doors to private rear garden
- Utility room and ground floor WC
- Well-planned layout for modern living
- Easy commuter access

8 Gloves Lane, Toomebridge is a modern three-bedroom semi-detached home offering well-designed accommodation within a popular and highly convenient residential setting.

The property comprises three bedrooms, including a master bedroom with ensuite, along with a living room, contemporary kitchen and dining area, utility room, main bathroom and a ground floor WC. The layout is practical and well suited to modern family living, with patio doors from the kitchen/dining area opening onto the rear garden. In addition, the attic is fully floored and accessed via a pull-down ladder, offering valuable additional storage.

Externally, the property has been thoughtfully upgraded to enhance both practicality and outdoor living. The front and side of the home offer excellent parking, while the rear garden is fully enclosed and features a paved seating area ideal for outdoor enjoyment. A substantial fully insulated garden shed (18' x 8') is fitted with power, lighting, water and an alarm system, providing excellent storage or potential workspace.

Situated in Toomebridge, the property enjoys a convenient location for commuting, with easy access to Belfast, Magherafelt and Ballymena, while benefiting from a strong sense of community.

Combining modern finishes, practical upgrades and excellent accessibility, 8 Gloves Lane represents an attractive opportunity for a wide range of buyers.

Reception Hall  
8'8" x 15'1"



Glazed panel at front door lets light into this beautiful entrance hall. White painted and natural wood staircase with neutral carpeting, neutral tile to hall floor and single radiator. WC under stairs.

WC  
3'6" x 5'11"



Accessed from reception hall. White sanitaryware with under sink storage.

Living Room  
11'7" x 17'7"



Wood laminate flooring. Henley multi-fuel stove with slate hearth and stone cladding behind stove. Single radiator

Kitchen/Dining  
15'2 x 10'7"



A range of neutral high gloss units with flat bar pull handles for a sleek modern look. Co-ordinating neutral countertops and upstands. Neutral tiled floor, resin sink and drainer with chrome mixer tap. Oven, induction hob, integrated dishwasher and stainless steel extractor hood. Patio doors out to back garden.

Utility Room  
5'1" x 10'7"



A range of neutral high gloss units with flat bar pull handles for a sleek modern look and to co-ordinate with kitchen. Neutral countertops and upstands. Back door leads out to garden.

Landing  
13'6" x 3'10"



Beige carpeted flooring, pendant lighting and loft access.  
Attic fully floored with pull down ladder.

Bathroom  
8'8" x 11'0"



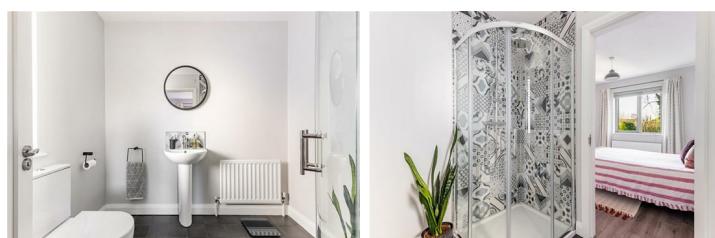
A classic bathroom with white sanitaryware and chrome fixtures. Neutral floor tile and half wall tiling. Stone effect tile in shower area, chrome rainfall showerhead with handheld attachment. Bath with chrome mixer tap and handheld shower attachment. Chrome heated towel rail.

Master bedroom  
10'5" x 10'7"



Good size master bedroom with ensuite, wood laminate flooring and single radiator.

Ensuite  
6'8" x 6'6"



White sanitaryware, black tiled floor and chrome fittings.  
Chrome rainfall shower with handheld attachment. Feature tiling to shower area. Single radiator.

Bedroom 2  
11'7" x 13'6"



Double bedroom with wood laminate flooring, pendant lighting and single radiator

Bedroom 3  
9'10" x 10'7"



Wood effect laminate flooring, pendant lighting and single radiator.

Floored Attic Storage

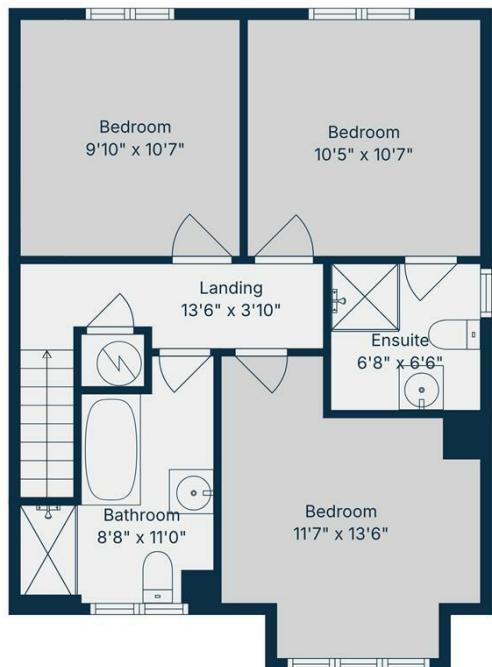
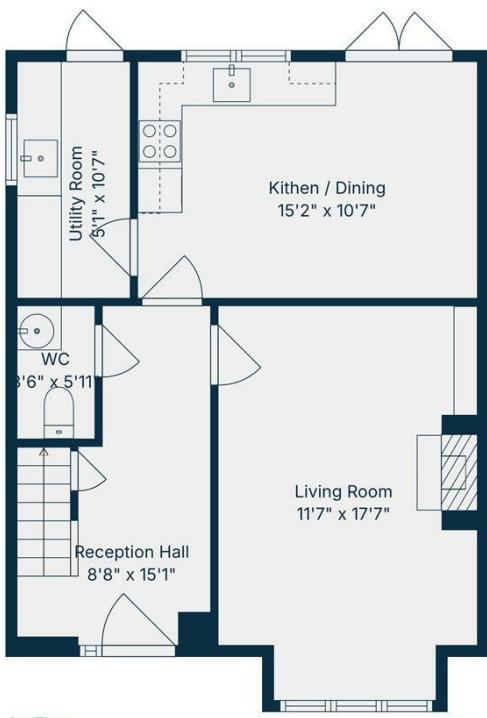
19'4" x 7'10"

Floored, power and light

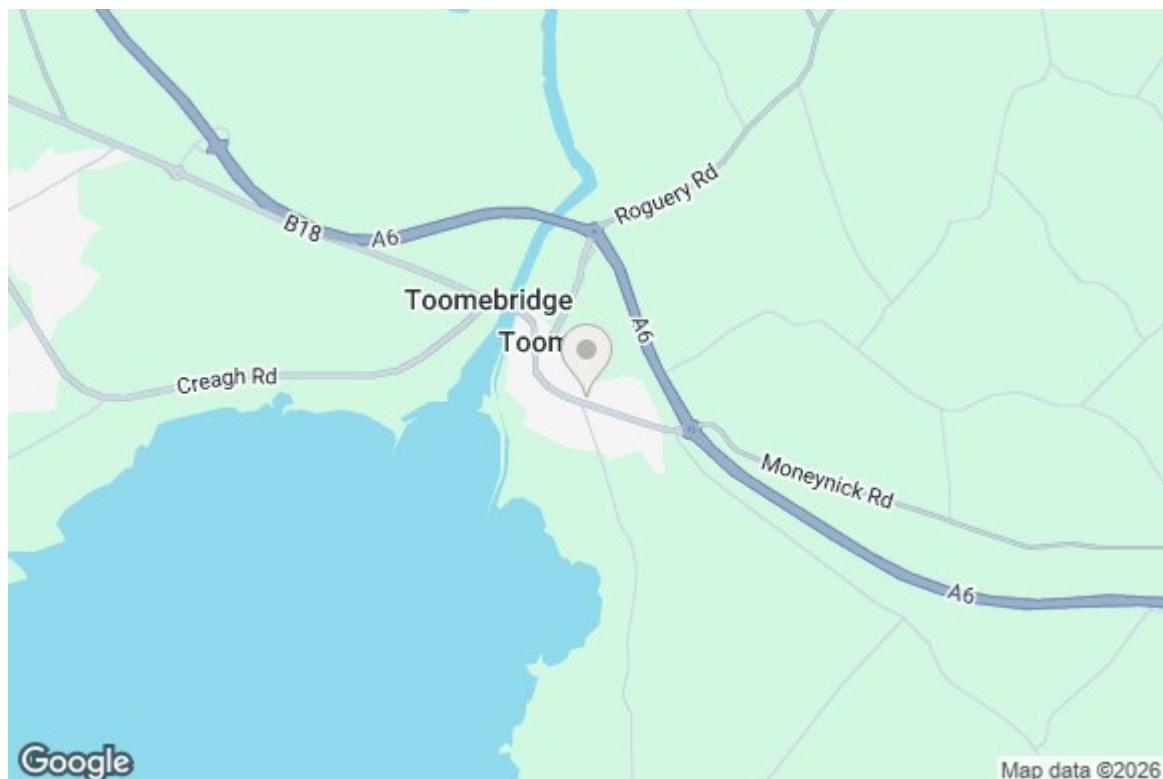
Garden shed  
18' x 8'



Fully insulated with power, lights, water, alarm, exterior floodlight and exterior socket.



**TOTAL: 1104 sq. ft**  
 1st floor: 552 sq. ft, 2nd floor: 552 sq. ft  
 EXCLUDED AREAS: WALLS: 94 sq. ft



## Energy Efficiency Rating

|  | Current                    | Potential |
|--|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |                            |           |
| (92 plus) <b>A</b>                                 |                            |           |
| (81-91) <b>B</b>                                   | 86                         | 86        |
| (69-80) <b>C</b>                                   |                            |           |
| (55-68) <b>D</b>                                   |                            |           |
| (39-54) <b>E</b>                                   |                            |           |
| (21-38) <b>F</b>                                   |                            |           |
| (1-20) <b>G</b>                                    |                            |           |
| <i>Not energy efficient - higher running costs</i> |                            |           |
| <b>Northern Ireland</b>                            | EU Directive<br>2002/91/EC |           |

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