

GERARD MCCLINTON  
ESTATE AGENT



25 Leapoges Road, BT25 1EQ  
Offers in the region of £775,000

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# 25 Leapoges Road , BT25 1EQ

- Stunning Architect Designed, 2016 Build, 4500 sqft Residence
- Italian Porcelain Tiled Floor Throughout With Underfloor Heating
- Grand Reception Hall with Feature Fireplace, Multi Fuel Stove & Walnut Staircase to Gallery Landing
- Four / Five Bedrooms
- Oil Fired Central Heating, Triple Glazing, Double Garage with Twin Electric Doors and Solar Panels
- Double Electric Gates Leading to approx 1 acre of South Facing Landscaped Gardens
- Contemporary German Fitted Dining Kitchen with Granite Worktops, Appliances & Separate Utility
- Two Formal Reception Rooms Plus South Facing Sunroom
- Family Bathroom, 3 En Suites, Ground Floor Shower Room & Further Separate WC
- Beam Vacuum and Ventilation System

This stunning 4500 sqft, architect designed home is entered via double electric gates, the driveway guides you up the landscaped grounds to this beautiful home. You will note the attention to detail externally with granite steps, sills and impressive stonework.

The internal entrance to the home is equally as impressive, with a grand reception hallway with wood burning stove & gallery landing and a striking walnut staircase. You will note the Italian porcelain tiled flooring with underfloor heating continues throughout the whole of the property.

Continuing with the ground floor there are two formal reception rooms, a truly magnificent, high specification German fitted kitchen with a range of Siemens integrated appliances, soft close units and an 11ft central island with curved granite worktop and wine cooler. This room opens onto the south facing sunroom, which has a spectacular fireplace feature point with wood burning stove. As we head down the rear hallway, there is a separate utility room, contemporary shower room with shower, wc and wash hand basin, a further separate cloakroom with WC, access to the double garage and a staircase to the large home office / cinema / gym or bedroom 5. This room also has its own WC and wash hand basin.

As we head back to the main entrance and head upstairs, you will note the impressive gallery landing leading to the master suite. The master suite benefits from a modern en suite shower room and separate walk in robe. Bedroom number 2 also has a contemporary en suite shower room. There are two further equally proportioned double bedrooms on this floor along with a beautifully designed family bathroom.

Other benefits to this home include "smart home technology" with central server, triple glazing throughout, a large double garage with twin electric doors with solar panels attached and a Beam vacuum and ventilation system



## Entrance Porch

## Reception Hall

20'11" x 13'0" (6.4 x 3.97)

## Cloakroom with Media Area

7'8" x 4'11" (2.36 x 1.5)

## WC 1

7'6" x 6'10" (2.3 x 2.1)

## Living Room

21'11" x 14'5" (6.7 x 4.4)

## Dining Room

18'9" x 14'3" (5.73 x 4.35)

## Dining Kitchen

25'3" x 19'4" (7.7 x 5.9)

## Sun Room

15'5" x 15'5" (4.7 x 4.7)

## Rear Lobby

## Shower Room

9'8" x 6'10" (2.97 x 2.1)

## Utility Room

12'5" x 8'2" (3.8 x 2.5)

## First Floor Office / Bedroom

24'7" x 20'8" (7.5 x 6.3)

## WC 2



## First Floor Landing

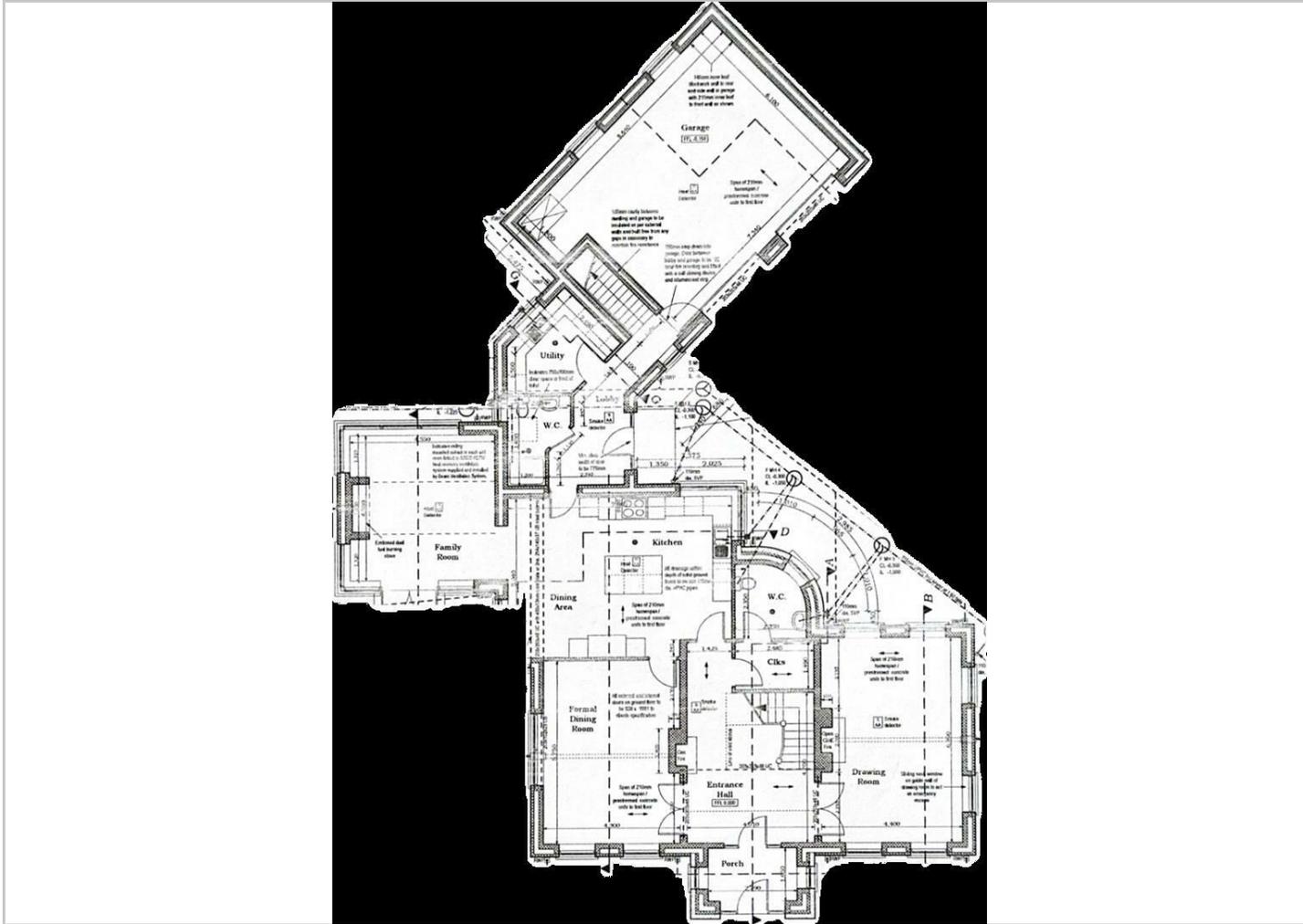
<b>Master Suite</b>	14'10" x 13'1" (4.54 x 4)
<b>En Suite Shower Room</b>	8'2" x 6'10" (2.5 x 2.1)
<b>Dressing Room</b>	7'8" x 7'5" (2.35 x 2.28)
<b>Bedroom 2</b>	14'9" x 11'9" (4.5 x 3.6)
<b>En Suite 2</b>	7'10" x 6'6" (2.4 x 2)
<b>Bedroom 3</b>	14'9" x 11'9" (4.5 x 3.6)
<b>Bedroom 4</b>	14'9" x 11'9" (4.5 x 3.6)
<b>Family Bathroom</b>	12'11" x 8'10" (3.96 x 2.7)
<b>Double Garage</b>	23'11" x 20'0" (7.3 x 6.1)
<b>Outside</b>	

## Directions





## Floor Plans



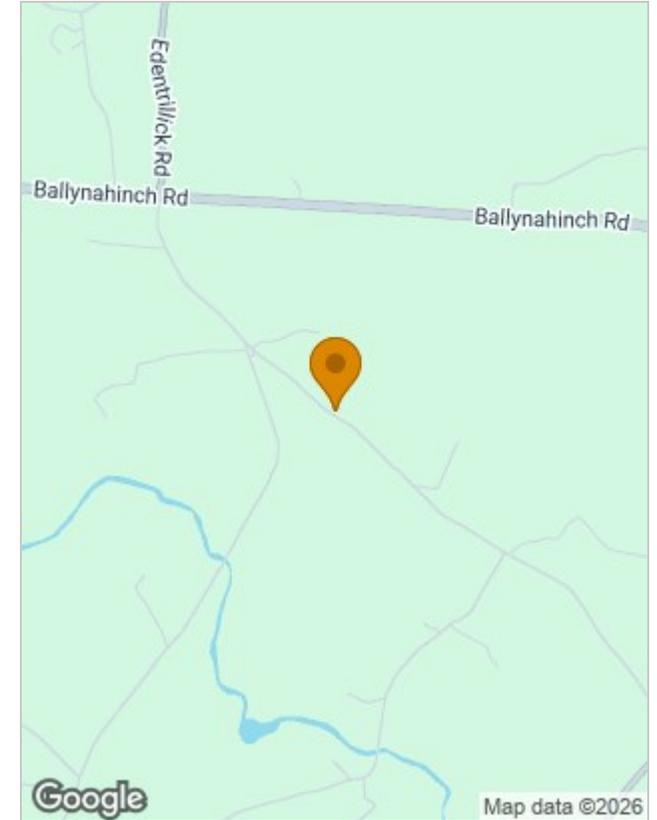
## Viewing

Please contact our Head Office Office on 02890 992 884 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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## Location Map



## Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		91	91
(81-91) <b>B</b>			
(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>			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	