



FOR SALE

This Impressive detached 4 bedroom residence with its detached garage is appointed throughout to a very high specification and detail. Enjoying a setting benefitting from open views of surrounding countryside, this property is located within beautifully manicured garden grounds extending to approximately 0.5 acre and is just a convenient distance from the villages of Lisbellaw, Maguiresbridge and other neighbouring towns and villages.

This unique property offers excellent versatile accommodation over two levels comprising of spacious entrance hallway, elegant living room with dual aspect windows allowing a bright spacious feel, attractive family room, stunning dining kitchen with dual aspect windows, ground floor toilet and utility room. The upper floor provides an attractive family bathroom and beautifully appointed four bedrooms. The master bedroom benefits from having an ensuite shower room, also dual aspect windows which provides natural brightness to the room. Two of the bedrooms have built in double wardrobes offering excellent storage provision. All rooms are presented in bright fresh décor. A particular attractive feature is the recently added summer house with decked veranda to the rear of the property. Viewing is essential to fully appreciate what this property has to offer!

**45 Rabbitburrow Road
Lisbellaw
Co Fermanagh
BT94 5PE**

Asking Price: £246,000

EPC NO: 9683-0924-6310-6989-6992



- **4 Bedrooms, 2 Reception Rooms,3 Bathrooms**
- **PVC Double Glazing**
- **Oil Fired Central Heating**
- **Beautifully Presented Interior, Offering Luxury Living**
- **Master Bedroom with Ensuite**
- **Glorious Gardens and Lawns**
- **Detached Garage with Roller Door**
- **Pillared Entrance to Property**
- **Extensive Driveway Provides Ample Parking for Several Cars**
- **Rates Per Year: £1,200 Approximately**
- **Beautiful Summer House**
- **Countryside Location**
- **With its Generous Grounds extending to approximately 0.5 acre this Property is Ideal for a Business Opportunity**
- **Ideal Family or Holiday Home**

This unique residence set within the countryside is beautifully presented offering luxury countryside living with its versatile accommodation and generous manicured garden grounds.

The Property has easy access to all local amenities, schools, churches, and bus routes to main transport links to Belfast. This property is located just a convenient distance from the villages of Lisbellaw, Maguiresbridge, Tempo and approximately 9 miles from Enniskillen, 6 miles to Lisnaskea, 4 miles to Carrybridge with its boating, fishing and water activities on the shores of Upper Lough Erne. The current owners have maintained the property to a high standard throughout and is presented to the market in walk in condition.

Accommodation Comprises:

Entrance Hall: 20'0 x 8'2 A spacious entrance hall with a light oak wooden floor. PVC exterior door, Pine staircase, 2 double sockets.



Lounge: 14'5 x 11'8 A bright elegant room with dual aspect windows, open fireplace with cream wooden surround, cast iron inset, granite hearth, TV point, telephone point, laminated light oak wood floor, 3 double sockets.





Living Room: 14'4 x11'8

An attractive room with a dual fuel wood burner, pine mantle, tiled hearth, TV point, telephone point, laminated light oak wood floor, 3 double sockets.



Kitchen/Dining Area: 25'7 x 11'9

Attractive living space offers an array of fitted wooden high and low level cupboards. Integrated oven, ceramic hob, recessed tiled shelf above hob, integrated dishwasher, integrated fridge / freezer, laminated worktop, stainless steel sink unit with single drainer, electric extractor fan, tiled between cupboards, tiled floor, glazed pine door to utility room, recessed ceiling lights, under cupboard lights, immersion heater, 4 double sockets.



Kitchen extends to a dining area. Dining area has a laminated light wooden oak floor, TV point, 3 double sockets, the garden can be accessed directly from the patio doors.

Utility Room: 8'5 x 6'10 A range of fitted wooden cupboards, stainless steel sink unit, plumbed for washing machine and dryer, built in broom cupboard, tiled floor, tiled between cupboards, laminated worktop.



Downstairs Toilet: 6'6 x 3'2 Sink, toilet, tiled above sink, tiled floor.



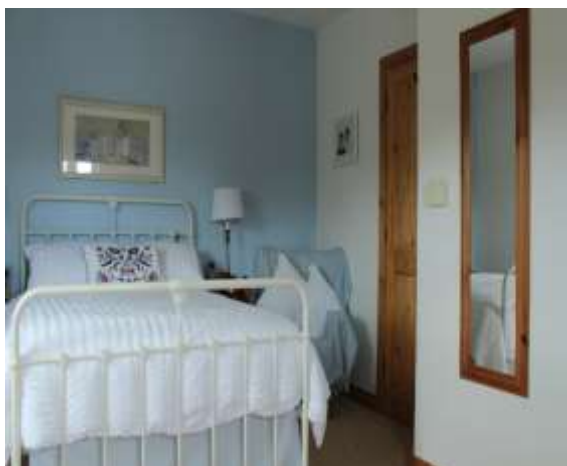
First Floor:-

Landing: 17'11 x 8'1 (widest points)

There is a hotpress off the landing and also access to a loft space which is ideal for extra storage.



Master Bedroom: 15'5 x 11'9 Superb room with dual aspect windows, TV point, telephone point, 3 double sockets. Ensuite: 8'6 x 3'0 separate shower cubicle with power shower, pedestal sink, toilet, tiled floor, tiled above sink.





Bedroom (2): 13'8 x 11'9 Dual windows aspect, 3 double sockets. Built in double wardrobe.



Bedroom (3): 11'10 x 10'10 Built in double wardrobe, 3 double sockets, TV point.



Bedroom (4): 13'8 x 11'8
Built in double wardrobe, 3 double sockets, TV point.



Main Bathroom: 11'7 x 6'10 Beautiful bathroom suite includes corner bath, sink, toilet, separate walk in shower cubicle with electric shower, fully tiled shower, partly tiled walls, tiled floor.



OUTSIDE

Detached Garage: 22'7 x 16'4
Roller doors, side glazed door entrance, worktop bench and boiler. To the front of the property there is a driveway with off street parking for several cars and a detached garage with roller doors for secure parking and extra storage. Log shed situated on a stoned area to the rear of the garage. Sensor lights to front and rear of garage, outside tap on garage wall.



Generous private garden grounds are bordered by hedging. The property is accessed via an entrance with pillars and wooden gates, leading to a sweeping extensive tarmac driveway which in turn leads to a detached garage and additional private parking. To the front of the home is mainly laid in lawn with interspersed trees, shrubs and neat attractive border beds. There are raised gravelled areas surrounding the front and sides of the house.



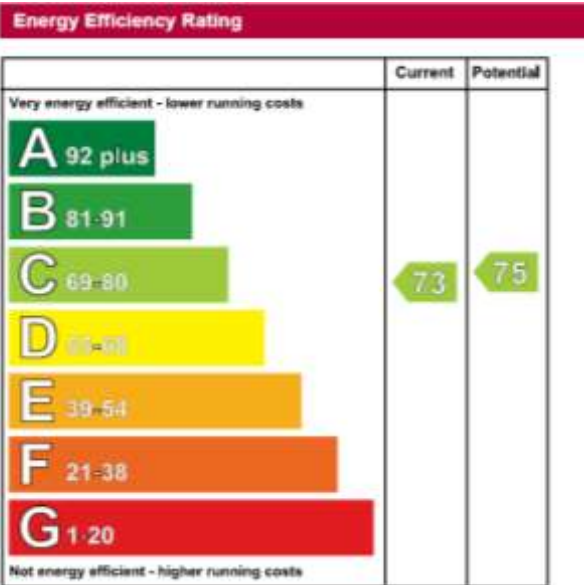


To the rear of the property is a beautiful landscaped garden edged with railway sleepers, well stocked with mature plants and shrubs. A wooden trellis and potted plants are added features providing the glorious colour.



A particular attractive feature is the recently added amazing summer house with wooden decked veranda, which is approximately 12'8 x 12'7 being double aspect, overlooking the lawned rear garden. The clever use of lighting surrounding the garden, offers ideal spots to relax and enjoy the property.

Amazing Property Edged with Beauty!



FOR FURTHER DETAILS CONTACT
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Disclaimer:
 Whilst these particulars have been prepared in good faith and are believed to be correct, they are intended for the general guidance only of prospective purchasers and should not be founded on under any circumstances. All measurements are approximate and the property is sold in its present state of repair.