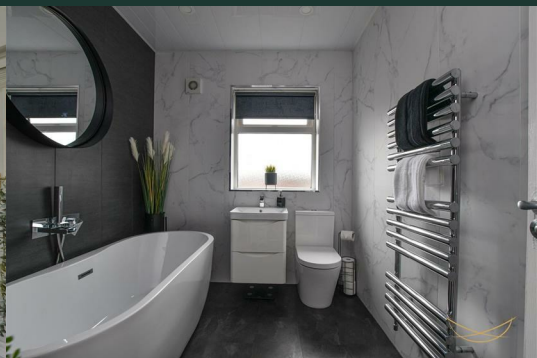




10 Killowen Grange

, Lisburn, BT28 3HQ

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A beautifully maintained and spacious semi-detached home, 10 Killowen Grange offers stylish family living in a highly sought-after location. This impressive property features three well-proportioned bedrooms, including a master with ensuite, a bright and welcoming lounge with feature fireplace, and a modern kitchen with an informal dining area—perfect for everyday family life. The addition of a sunroom, downstairs W.C., utility room, and a well-appointed family bathroom ensures both comfort and practicality.

Externally, enjoy a private, enclosed rear garden with a paved seating area, ideal for entertaining or relaxing outdoors. The property also benefits from private driveway parking and a single detached garage. Ideally located close to leading local schools, public transport links, and a host of nearby amenities, this is an ideal opportunity for growing families or those seeking space and convenience in a well-established residential setting.

Early viewing is highly recommended to fully appreciate all that this home has to offer.

HALLWAY 10'6 x 7'1 (3.20m x 2.16m)
Composite front door. Laminate wood effect flooring. Access to storage

LIVING ROOM 13'7 x 13'5 (4.14m x 4.09m)
Feature electric fire. Laminate wood effect flooring.

FITTED KITCHEN 21'1 x 11'2 (6.43m x 3.40m)
Range of high and low level units with contrasting worktops. Composite 1.5 sink bowl unit with drainer and mixer taps. Integrated gas hob. Integrated extractor fan. Integrated electric oven. Vertical feature radiator. Feature island with Norde Mende wine fridge. Breakfast bar area. Laminate wood effect flooring. Recessed spotlights.

DINING AREA 10'7 x 6'2 (3.23m x 1.88m)
Laminate wood effect flooring.

SUNROOM 11'4 x 12'3 (3.45m x 3.73m)
Laminate wood effect flooring. Recessed spotlights. French doors leading to rear garden.

UTILITY 3'10 x 5'2 (1.17m x 1.57m)
Space for washing machine and tumble dryer. Laminate wood effect flooring.

DOWNSTAIRS W/C 5'8 x 4'8 (1.73m x 1.42m)
White suite comprising low flush W/C. Vanity style wash hand basin with mixer taps. Tiled walls. Tiled flooring. Recessed spotlights

FIRST FLOOR

LANDING 13'5 x 2'11 (4.09m x 0.89m)
Access to roofspace. Access to storage.

STORAGE 1'2 x 2'6 (0.36m x 0.76m)

BEDROOM 1 8'5 x 2'10 (2.57m x 0.86m)
Laminate wood effect flooring. Built in wardrobes.

ENSUITE 3'10 x 7'2 (1.17m x 2.18m)
White suite comprising mains shower. Low flush W/C. Vanity style sink unit with mixer taps. Heated chrome towel rail. Tiled walls. Tiled flooring.

BEDROOM 2 13'3 x 10'6 (4.04m x 3.20m)
Laminate wood effect flooring.

BEDROOM 3 11'11 x 6'8 (3.63m x 2.03m)
Laminate wood effect flooring.

FAMILY BATHROOM 8'5 x 6'9 (2.57m x 2.06m)
Modern white suite comprising free standing bath with hand held shower and mixer taps. Vanity style sink unit. Low flush W/C. Heated chrome towel rail. Tiled walls. Tiled flooring. Recessed spotlights.

GARAGE 19'9 x 11'8 (6.02m x 3.56m)
Up and over door. Light and power.

GARDEN
Rear feature paving ideal for a firepit and seating area. Feature stonework bordered by fence. Outdoor lighting. Outdoor tap.

Front lawn in laid. Private tarmac finished driveway for multiple cars.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

Do you need a mortgage to finance the property? Contact Nest Mortgages on 02893 438092.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
Northern Ireland			Northern Ireland		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

4th Floor Lanyon Annex 14 North Derby Street, Belfast, BT15 3HN
Tel: 02890139528 Email: hello@nestestateagents.com