



**Little Lane House**  
St Peter Port



## Little Lane House, St. Peter Port

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This property is a just a few minutes walk from town, whilst still being in a quiet, tucked-away, pedestrian lane. The current owner has carried-out a significant amount of upgrading, whilst still allowing scope for the new owner to put their own mark on the property. The accommodation can be adapted to suit your needs. The layout could be two double bedrooms, with a living and dining room, or three double bedrooms and no dining room. There is also a study/nursery/ WFH space. The rest of the accommodation comprises of a kitchen, bathroom, and a large, easily accessed loft. Little Lane Cottage is an ideal FTB or investor property.

To find out more contact Lovells on 723636

Hirzel Street, St. Peter Port, GY1 2NG.

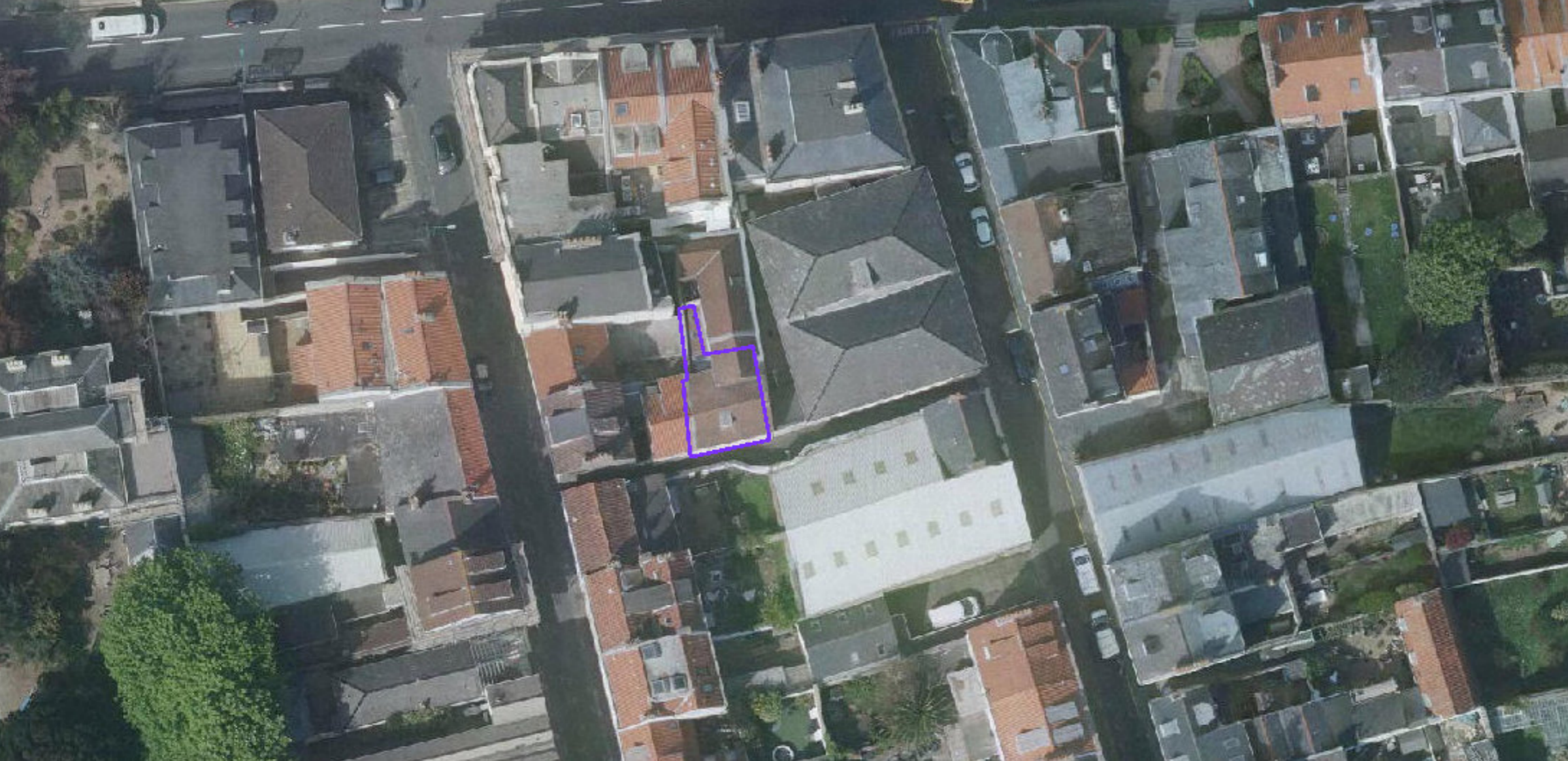












### Directions

<https://w3w.co/trials.daring.motivations>

### Fittings

All fitted flooring, the curtains, blinds, light fittings and the kitchen appliances as fitted.

### Services

Mains electricity, water and drainage. Electric central heating and double glazing.

### Possession

By arrangement.

### Viewing

Strictly by appointment with Lovell & Partners.

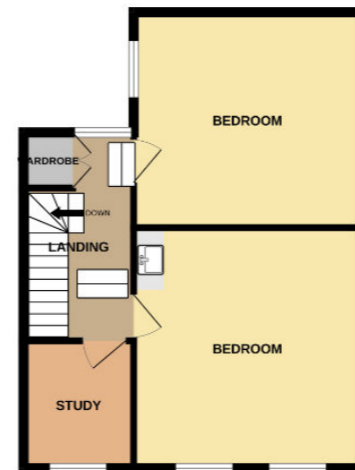
### Disclaimer

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GROUND FLOOR



1ST FLOOR



### Rooms

- Living Room - 14' x 13'3
- Kitchen - 11'9 x 5'6
- Dining/Bedroom 3 - 12'5 x 10'9
- Bathroom - 14'1 x 5'
- First Floor Landing - 8'6 x 6'8 max
- Bedroom - 14'1 x 13'8
- Bedroom - 14'3 x 11'2
- Study - 6'10 x 6'5

### Further information

If you would like any further information or wish to view the property, please contact us on 01481 723636.

Monday to Friday: 8.45am to 5.00pm.  
Saturdays and out of hours by prior arrangement

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