



# Charming move-in ready family home (259m<sup>2</sup>) in Lanaken!

*Seringenstraat 6, 3620 Lanaken*

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*This charming house is located on a plot of 660m<sup>2</sup> in a quiet residential area in Lanaken and only a short distance from Maastricht. With a generous living area of 259m<sup>2</sup>, this house offers plenty of space for the whole family. The house is in excellent condition and features 4 bedrooms, an elegant bathroom with both bath and shower and a cozy living space with gas fireplace.*

## **Layout**

The entrance hall with guest toilet leads into the bright living room with open fireplace and then into the fitted kitchen with storeroom.

From the living room there is direct access to the beautifully landscaped garden with covered terrace.

The nighthall on the second floor provides access to a second toilet, two bedrooms, one with dressing room and a stylish bathroom.

The second floor provides access to two more bedrooms.

## **Finishing**

The living kitchen is fully equipped with appliances and plenty of storage space.

The bathroom has a rain shower, bathtub and double sinks.

The property was renovated in 2012 and is in very good condition.

On the bathroom there is underfloor heating, as well as on the first floor (except under the parquet floor).

For extra comfort, the house is equipped with alarm system, air conditioning in the living room and in one bedroom and a gas fireplace.



# Facts & Figures

## Address Details

**address**                      Seringenstraat 6  
   3620 Lanaken

## Financial information

**registration fees apply**      yes

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## Technical information

<b>year of construction</b>	1972	<b>bedrooms</b>	4
<b>year of renovation</b>	2012	<b>bathrooms</b>	1
<b>plot size</b>	660 m <sup>2</sup>	<b>epc</b>	233 kwh/m <sup>2</sup>
<b>habitable living space</b>	259 m <sup>2</sup>		
<b>garden orientation</b>	south		
<b>extra</b>	alarm system, fire detection, airconditioning system, garden shed		
<b>g-score</b>	a		
<b>p-score</b>	a		
<b>o-level</b>	not located in flood area		
<b>worg</b>	no		