



Charmante woning op ruim perceel (970m²) te Lanaken!

Sprokkelstraat 15, 3620 Lanaken

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This spacious detached home (155 m²) is located in a quiet, wooded area just a 10-minute drive from Maastricht. With three bedrooms—two of which are on the ground floor—this property is ideal for families or anyone seeking extra space. The home is energy-efficient thanks to 13 solar panels, resulting in an EPC label C. Heating is provided by gas via radiators, complemented by underfloor heating in the bathroom. Outside, you can enjoy a heated swimming pool and a southwest-facing garden. Additionally, the property includes a garage building with space for two cars. In short: a move-in-ready home offering space, comfort, and greenery—perfect for those looking to combine tranquility with excellent accessibility. Interested? Contact us today to arrange a viewing!

LAYOUT

On the ground floor, you will find a spacious entrance hall, a guest toilet, a cozy living room, and a bright kitchen. Additionally, there are two bedrooms and a practical utility room with connections for a washing machine and dryer.

On the first floor, there is an additional bedroom, as well as the bathroom with a toilet.

The southwest-facing garden features a garage for two cars and a heated swimming pool. There is also a garden shed.

Furthermore, a small storage cellar is available.

FINISHING

The kitchen is equipped with a gas stove, extractor hood, dishwasher, and a one-and-a-half sink.

The bathroom includes a double washbasin, bathtub, shower, and toilet.



Facts & Figures

Address Details

address Sprokkelstraat 15
3620 Lanaken

Financial information

registration fees apply yes

Technical information

year of construction	1955	bedrooms	3
year of renovation	2008	bathrooms	1
plot size	970 m ²	garages	2
habitable living space	155 m ²	heating	cv op gas d.m.v. radiatoren + vloerverwarming op de badkamer
garden orientation	zuidwesten	epc	231 kwh/m ²
external woodwork	hout en pvc, dubbele beglazing		
extra	solar panels, fire detection, airconditioning system, garden shed, cellar		
wellness	swimming pool		
g-score	b		
p-score	b		
o-level	klasse b (kleine kans onder klimaatverandering sc2050)		
o-level	niet gelegen in een overstromingsgevoelig gebied		
worg	no		