

**CRABBY CORNER,  
 INGOL LANE,  
 HAMBLETON,  
 FY6 9BJ**

**£599,950**



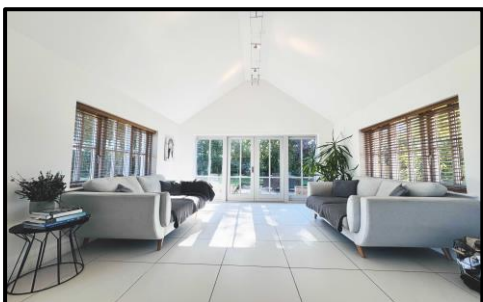
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## STUNNING MODERN HOME/ SEMI RURAL VILLAGE LOCATION

A MUST VIEW, EXTREMELY WELL PRESENTED DETACHED PROPERTY WHICH ENJOYS A SEMI RURAL POSITION WITHIN THE VILLAGE OF HAMBLETON AND FOUND JUST OFF MARKET STREET. WITH OPEN ASPECT VIEWS AND CLOSE TO LOCAL AMENITIES AND TRANSPORT SERVICE ROUTES THIS WOULD MAKE AN IDEAL BUY FOR A YOUNG GROWING FAMILY. THE ACCOMMODATION BRIEFLY COMPRISES; FEATURE HALLWAY, TWO RECEPTION ROOMS, OFFICE, FABULOUS OPEN PLAN DINING KITCHEN WITH SITTING ROOM AND FOUR BEDROOMS WITH EN SUITE FACILITIES. GAS CENTRAL HEATING AND DOUBLE GLAZING. SPACIOUS DRIVEWAY WITH AMPLE PARKING SPACE, DOUBLE INTEGRAL GARAGE AND LARGE, LARGE WELL MAINTAINED GARDENS.



**LOCATION:** The subject property can be found by following the main road through Hambleton (A588), bearing right onto Market Street and then following Ingol Lane. Nearby are handy local village amenities including grocery store, popular Schools, pub and transport service routes.

**STYLE:** Spacious and attractive detached modern family home with rendered elevations.

**CONDITION:** Sleek and stylish accommodation, high specification and contemporary décor.

**ACCOMMODATION:** Comprising, Ground floor; very spacious entrance hall with feature steel and glass staircase, cloak room W.C, formal lounge, snug room and study. Open plan bespoke fitted kitchen with a wide range of integral appliances including wine fridge and coffee machine. Dining area with side door out to the garden and square arch through to the sitting room with feature wood burning stove and French doors leading out to a patio seating area. First Floor; large master bedroom with walk in wardrobe and ensuite bathroom and three further double bedrooms with en suite and built in cupboards.

**OUTSIDE:** Attractive, maintained gardens. The front has a brick paved driveway and side stone chipping borders with shaped lawn. Gated area to the side drive ideal for a shed / storage. The large back garden is private and not directly over looked with paved patio areas, borders and lawns.

**SERVICES:** All mains services are connected, gas central heating and Upvc double-glazing installed.

**TENURE:** We are advised the tenure of the property is Freehold.

**COUNCIL TAX:** The property is listed as Council Tax Band E (Wyre Borough Council).

**VIEWINGS:** By arrangement through the agents office.

**EPC:** To follow