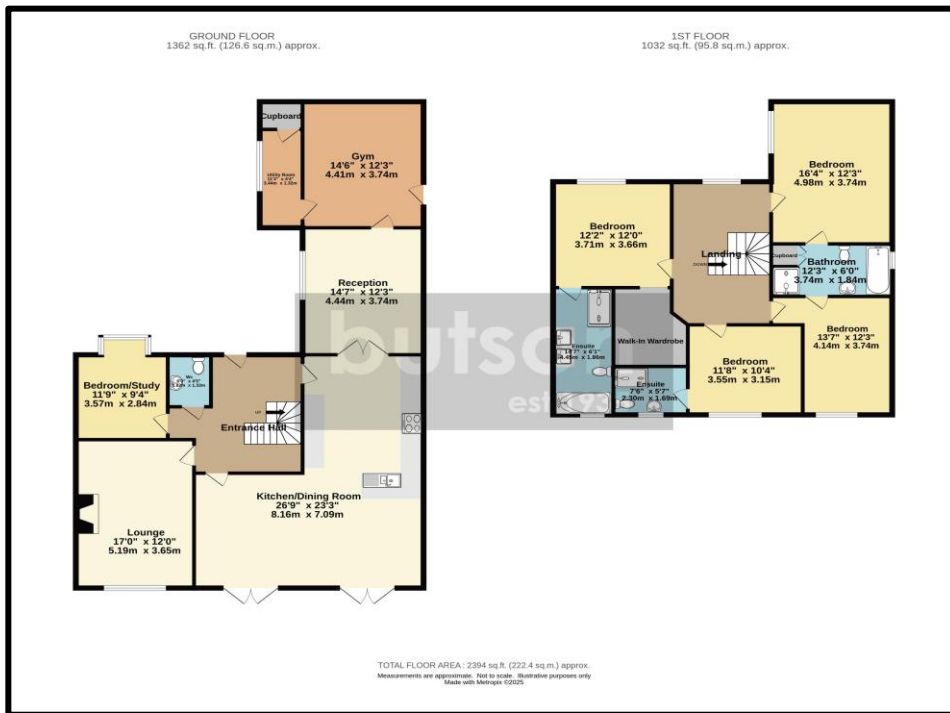




**MELSETTER HOUSE,
17A INGOL GROVE,
HAMBLETON,
FY6 9DN**

OFFERS OVER £490,000



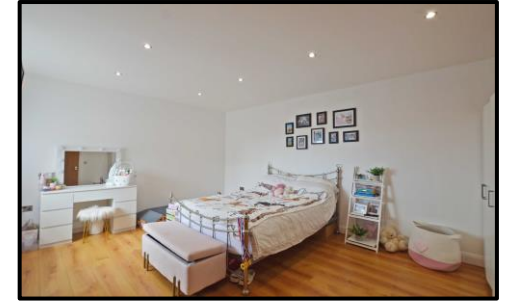
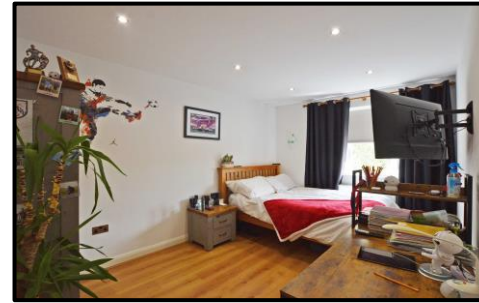
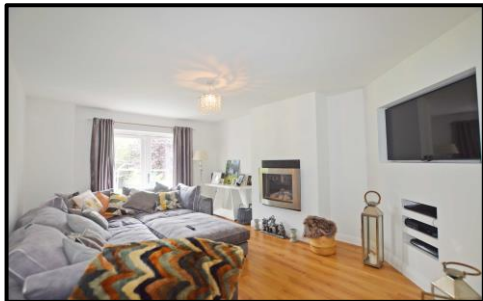
Whilst these particulars are believed to be factually correct, neither Butson Blofeld or their client can guarantee accuracy, nor are they intended to form a contract. Interested parties must satisfy themselves to there accuracy. Butson Blofeld has no authority to give any warranty or representation in respect of this property.



15a Chapel Street, Poulton Le Fylde, FY6 7BQ
01253 894494
sales@butson.co.uk

STUNNING MODERN DETACHED HOME / SEMI RURAL VILLAGE LOCATION.

A MUST SEE, WELL PRESENTED DETACHED PROPERTY WHICH ENJOYS A COMFORTABLE SEMI RURAL POSITION WITHIN THE VILLAGE OF HAMBLETON, FOUND JUST OFF MARKET STREET. CLOSE TO LOCAL AMENITIES AND TRANSPORT SERVICE ROUTES THIS WOULD MAKE AN IDEAL BUY FOR A YOUNG GROWING FAMILY. THE ACCOMMODATION BRIEFLY COMPRISES, TWO RECEPTION ROOMS, OFFICE/BEDROOM 5, GYM AND UTILITY AREA, FABULOUS OPEN PLAN LIVING KITCHEN WITH SITTING AREA AND FOUR BEDROOMS WITH EN SUITE FACILITIES. GAS CENTRAL HEATING AND DOUBLE GLAZING. SPACIOUS DRIVEWAY WITH AMPLE PARKING SPACE AND WELL MAINTAINED GARDENS.



LOCATION: The property can be found by following the main road through Hambleton (A588), bearing right onto Market Street and then following Ingol Grove (SAT NAV FY6). Nearby are handy local village amenities including grocery store, popular schools, pub and transport service routes.

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

CONDITION: Stylish accommodation, high specification and contemporary décor.

ACCOMMODATION: Comprising, Ground floor; spacious entrance hall with staircase leading off, cloak room W.C. Snug lounge with feature fireplace to the rear and 2nd reception room. Office room or potential 5th bedroom. Open plan fully fitted kitchen with a wide range of integral appliances through to the dining and sitting area with 2 sets of French doors leading out to a patio seating area. Gym and utility room. First Floor; large master bedroom with walk in wardrobe and ensuite bathroom, second double bedroom with en-suite, two further bedrooms with a Jack and Jill en-suite bathroom .

OUTSIDE: Attractive, maintained gardens. The front has a tarmac driveway and borders with shaped lawn. Gated area to the side drive. The back garden is very well presented with paved patio areas including a covered, timber entertaining area with feature brick fire, well stocked borders and lawn.

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.