



33b Wallace Lane, Forton, Preston, PR3 0BA

Nestled away in a quiet yet highly accessible position, this beautiful detached property provides the perfect blank canvas to create a truly stunning family home. Nicely appointed through with breath-taking views across the surrounding countryside, there are four double bedrooms, an exquisite walk in dressing area and stylish ensuite, as well as an open plan dining kitchen and a large living area, perfect for family gatherings and socialising. With solar panels and storage batteries providing energy efficiency and generous garden spaces, as well as off road parking and No Chain - What's not to love?

Located in a quiet area of Forton in South Lancaster, this beautiful home has uninterrupted countryside views which are best viewed from the master bedrooms Juliette balcony. Forton is a village and civil parish close to the Forest of Bowland. A short drive from both Garstang and Lancaster. this provides purchasers with a plethora of local and national shops, a range of supermarkets and eateries, as well as highly regarded primary and secondary schools. With a wealth of stunning countryside walks on the doorstep, there is something for everything at this truly remarkable home.



Layout (With Approx. Dimensions)

Ground Floor

Entrance Hall

Entered via a double glazed composite door with frosted glass, this bright and spacious hall has stairs leading to the first floor, a useful under stairs storage cupboard, tiled flooring and an electric wall mounted radiator. This leads into:

Kitchen Diner

Fitted with a range of wall and base units with a complementary oak butchers block worktop over, a Franke sink unit with mixer and drainer and a handy breakfast bar area. Fitted appliances include a Miele high-rise double oven, a Neff four ring induction hob with an extractor above; a Miele dishwasher and integrated Neff Fridge freezer. This bright and spacious room has a dual aspect outlook, with a UPVC double glazed window to the front and wooden double doors leading into the living area. With tiled flooring and an electric wall mounted radiator.

Living Room

A large and inviting room, providing a blank canvas to create a truly spacial area. Fitted with two UPVC double glazed windows, with a UPVC double glazed door leading to the rear garden. This room showcases some of the best views across the surrounding Lancashire countryside, which can be admired from the comfort of the home with three wall mounted electric radiators completing this room.

Utility/WC

Fitted with a two piece suite comprising a WC and a wash hand basin set in a bathroom cabinet. With a utility area providing a worktop space with plumbing for a washing machine and space for condensing dryer. This room is fitting with an extractor fan, a wall mounted electric radiator and tiled flooring.

First Floor Landing

Stairs lead from the entrance hall to a spacious, light and bright first floor landing. With a UPVC double glazed window showcasing open views across the surrounding countryside, with a wall mounted electric radiator, and access to loft space.

Bedroom One

This exquisite room, provides purchasers with a magical footprint to create a master suite of their dreams. Fitted with UPVC double glazed French doors, providing access to a Juliet balcony. 180 degrees views can be admired from the comfort of your bed. Open the doors, and allow the sounds of nature provide a perfect backdrop to a morning coffee. Fitted with a wall mounted electric radiator, this room leads into a dressing area, providing an excellent space for built in wardrobes to be added, hanging rails or shelving. The choice is yours. With a wooden internal doors, this leads to:

Ensuite Shower Room

Fitted with a three piece suite comprising a WC, a wash hand basin set in a bathroom cabinet and a large double shower cubicle with tiled surround and glass shower screen. With tiled walls and flooring, an extractor fan and electric heated towel rail, this room is completed by a UPVC double glazed frosted window.

Bedroom Two

Fitted with a UPVC double glazed window showcasing spectacular views across the surrounding countryside and an electric wall mounted radiator.

Family Bathroom

Fitted with a four piece suite comprising a WC, a wash handbasin set in a bathroom cabinet, a bath and a large double shower cubicle with tiled surround and glass screen. Fitted with a UPVC double glazed frosted window, an extractor fan, an electric wall mounted towel rail and completed by tiled flooring.

Bedroom Three

Fitted with a UPVC double glazed window, showcasing view across the surrounding countryside, and a wall mounted electric radiator.

Bedroom Four

Fitted with a UPVC double glazed window showcasing view across the surrounding countryside, and a wall mounted electric radiator.

Outside

To the front of the property, a block paved driveway can be

found with a raised planted flowerbeds and parking for approximately three cars. Pathways lead to either side of the home, providing access to a spacious rear garden. A flagged patio area provides an excellent space for alfresco dining, whilst the garden has secure wooden fencing, and spectacular views across the surrounding countryside.

Garage

Fitted with an up and over electric door, housing an electric central heating boiler, completed by light and power.

Services

Mains electric, mains water and drainage via a newly installed Sewerage treatment plant. This is located at the end of the garden, and is shared with 33a Wallace Lane. All costs are shared equally between the two properties. There are also five, income generating electric solar panels located on the front roof, with the main control panel located in the garage.

Council Tax

Band TBC - Wyre Council.

Tenure

Freehold.

Viewings

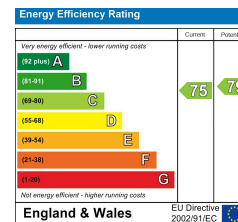
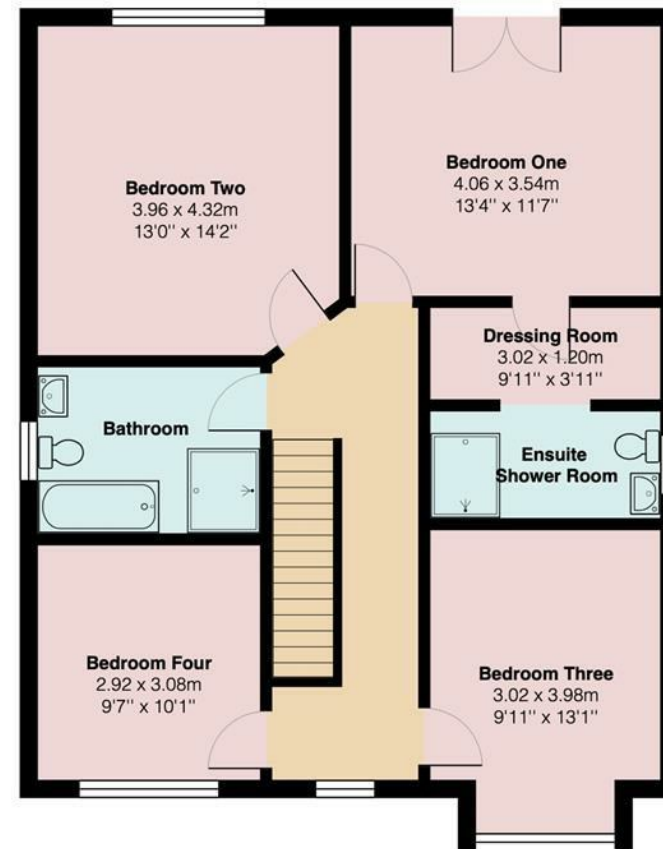
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