



**240 Preston Road**  
Grimsargh,  
PR2 5JS

**£575,000**

**ESTATE AGENCY**



**Exceptional standard throughout**

**Spacious accommodation**

**Superb gardens with pagoda**

**Bathroom and ensuite**

**Superb breakfast kitchen**

**Extended and fully renovated**

**Popular village location**

**Office building to rear**

**Utility and downstairs WC**

**Ample off road parking**



**\*\*Extended and renovated throughout\*\*** This superb detached family home is one to be viewed to fully appreciate all that is on offer. Located in a popular village this home offers the convenience for Preston city centre and the M6 motorway whilst having all the benefits of a village community. The property briefly comprises of entrance hall, lounge, dining room, fantastic kitchen and utility room with WC/cloakroom to the ground floor. To the first floor you will find 5 bedrooms, an ensuite and house bathroom. Outside doesn't disappoint either with large driveway, attached garage, outdoor office and pergola, lawned areas and mature hedges. Grimsargh village has a really great community with a range of shops, village hall, social club and a pub. There is a large playing field with cricket pitch and playground. A regular bus route runs to Preston city centre and Longridge.

## Accommodation

### Ground Floor

#### Entrance Hall

The spacious entrance hall has a double glazed window to the front, stairs leading to the first floor and doors leading to the ground floor rooms. There is a radiator and a tiled floor.

#### Lounge 14' 10" x 13' 11" (4.52m x 4.24m)

A large double glazed bay window to the front provides plenty of light for this welcoming reception room. Deep skirting boards, coving to the ceiling and a feature fireplace housing a gas fire bring character to the space. There is hard flooring and a radiator.

#### Dining Room 14' 11" x 13' 10" (4.54m x 4.21m)

Another great reception room with the same character features double glazed bay windows to the front, coving and deep skirting boards, There is a contemporary electric fire, hard flooring and a radiator.

#### Kitchen/Breakfast Room 26' 0" x 10' 10" (7.92m x 3.30m)

This superb kitchen is sure to be the hub of the home with the breakfast bar being the ideal place to chat up the chef! Wonderful bi folding doors to the garden flood the space with light and make it an ideal place for entertaining. There are plenty of wall and base units with a complementary worktop over which houses the induction hob and sink unit with mixer tap. You will also find a dishwasher, electric oven, microwave and upright fridge freezer. There is a bespoke radiator and tiled flooring. A door leads to the utility room. Windows to the rear.

#### Cloakroom

WC with a window to the side, tiled flooring.

#### Utility room 10' 8" x 9' 1" (3.25m x 2.77m)

There is range of wall and base units with worktops over which houses a sink with mixer tap. There is plumbing for a washing machine, gas boiler and a fridge. You will also find a radiator and tiled flooring. A door leads to the rear garden and a double glazed window to the rear.

### First Floor

#### Landing

#### Master Bedroom 14' 4" x 10' 11" (4.37m x 3.32m)

There is a double glazed window to the rear, radiator and a door to the en-suite.

#### En-suite 7' 9" x 3' 3" (2.36m x 0.99m)

There is a white 3 piece suite comprising WC, wash hand basin and a shower cubicle. There is tiled flooring and ceiling spot lights.

#### Bedroom Two 15' 0" x 14' 0" (4.57m x 4.26m)

This large room has a range of built in wardrobes, a double glazed window to the front and a radiator.

#### Bedroom Three 15' 0" x 14' 0" (4.57m x 4.26m)

Another spacious bedroom with double glazed window to the front and a radiator.

#### Bedroom Four 10' 11" x 10' 7" (3.32m x 3.22m)

A double glazed window to the rear and a radiator.

#### Bedroom Five/Office 7' 11" x 6' 7" (2.41m x 2.01m)

Ideal space to use as an office or work from home space. Double glazed window to the front and a radiator.

#### Bathroom 7' 10" x 7' 9" (2.39m x 2.36m)

The house bathroom has a 3 piece suite in ??white?? comprising ?? bath ?? wash hand basin and WC. There is a double glazed window to the rear, part tiled walls, tiled flooring ?? radiator??

### Externally

#### Garage 17' 11" x 16' 2" (5.46m x 4.92m)

The attached garage has an up and over door. Power connected. Rear door to the garden.

### Rear Garden

The rear gardens are laid to lawn with decorative paving and stream surrounded by mature hedges. There is a superb pergola with many features including lighting and heating and even side wall screens and open/closed roof setting. It really is the perfect garden feature, perfect for entertaining. Towards the far end of the garden is a well built, insulated and glazed home office/storage outbuilding detached from the house to give peace when required

### Front aspect

This property has so much to offer outside. There is a large gravelled driveway to the front of the property with secure gates from the road which provides parking for multiple vehicles.

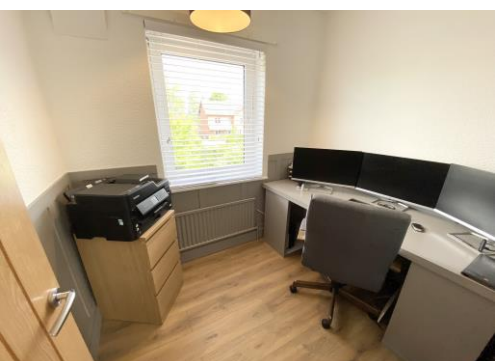
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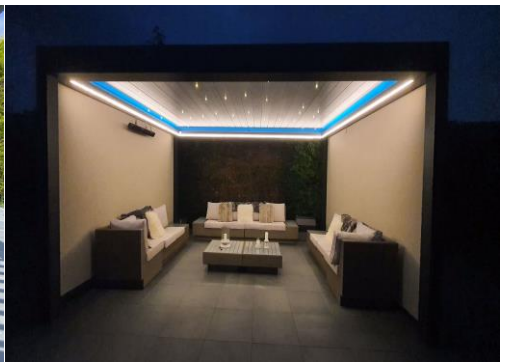
Property tenure Freehold

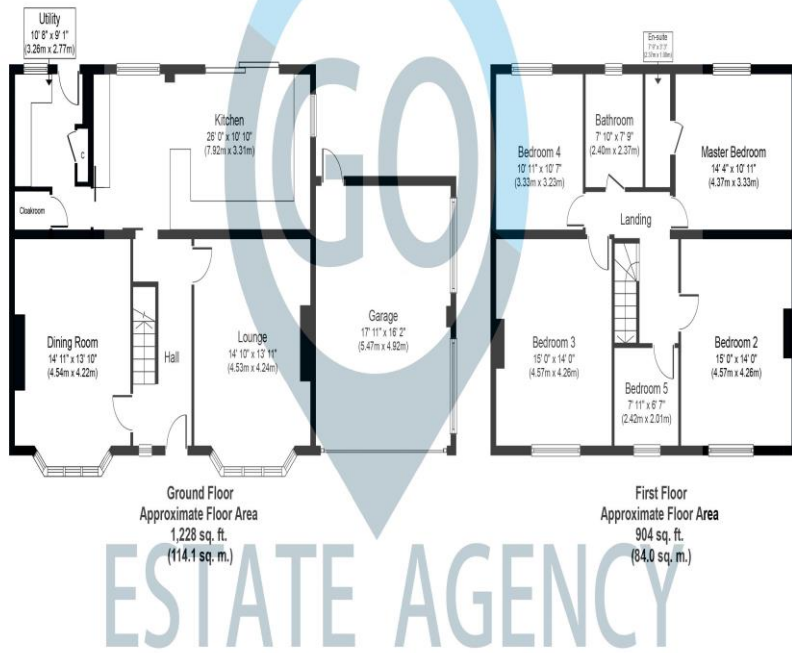
Council tax band G

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## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76   C
55-68	D	54   E	
39-54	E		
21-38	F		
1-20	G		

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