



**9b Lower Lane**  
Longridge,  
PR3 3SL

**£650,000**

**ESTATE AGENCY**



**Immaculate, detached spacious home**

**Highly desirable residential location**

**Surrounding landscaped gardens**

**Superb Master Suite**

**Set on its own private drive**

**Stunning internal specification throughout**

**Ample off road parking and garage**

**Open plan kitchen and dining area**



Internal Viewing is highly recommended on this immaculately presented detached home to see all that it has to offer. Set on a private driveway off the highly desirable Lower Lane in the market town of Longridge the property is ideally placed for those who want to be close to amenities and countryside but crave privacy. Briefly the property comprises a wide and welcoming hallway, open plan kitchen and dining/sitting area with patio doors to the garden, a sitting room, cosy lounge with gas fire, utility room and downstairs WC To the first floor is a master bedroom with walk in wardrobe and en suite shower room, four further bedrooms, a modern shower room suite and family bathroom. Externally, there are surrounding landscaped gardens including a raised rear grassed enclosed area, side low maintenance patio and grassed lawn with planted borders, vegetable plot and greenhouse. To the front aspect there is a driveway allowing ample off road parking and access into the garage. A viewing is advisable to fully appreciate the specification, location and opportunity on offer.

## Accommodation

### Ground Floor

#### Entrance Hall 15' 2" x 13' 11" (4.62m x 4.24m)

This lovely entrance gives a warm welcome to the home. There are doors to the ground floor rooms and stairs to the first floor with built in storage under.

#### Lounge 19' 8" x 15' 9" (5.99m x 4.80m)

The lounge makes a fabulous space for entertaining. This spacious room has windows on 2 aspects providing plenty of natural light during the day. There is a feature fireplace housing a flame effect fire for those cosy evenings.

#### Sitting Room 12' 1" x 11' 5" (3.68m x 3.48m)

Another spacious reception room which provides a multiple of uses, for example sitting room, playroom or work from home study. There are windows which overlooks the garden.

#### Kitchen / Family / Dining Room 22' 10" x 18' 0" (6.95m x 5.48m)

This wonderful room is sure to be the hub of the household. There is a fully fitted kitchen with shaker style base units with complementing granite worktops over. Integrated appliances will appeal to budding chefs and include 2 Bosch ovens, induction hob, dishwasher and fridge freezer. Windows on 3 aspects makes the space light and bright and patio doors give easy access to the outside space.

#### Utility room

The utility room is a perfect space to keep the household in order. A good workspace including space for an automatic washing machine and plenty of storage with worktops over and sink with drainer.

#### WC

Briefly comprising a WC and a wash hand basin.

## First Floor

### First Floor Landing

#### Master Bedroom 13' 6" x 12' 6" (4.11m x 3.81m)

Who wouldn't love this stunning suite with windows on 2 aspects giving plenty of light. There is a walk in wardrobe and en-suite shower room in white.

#### Bedroom 2 16' 5" x 10' 7" (5.00m x 3.22m)

#### Bedroom 3 13' 8" x 10' 0" (4.16m x 3.05m)

#### Bedroom 4 12' 0" x 8' 6" (3.65m x 2.59m)

#### Bedroom 5 11' 10" x 8' 11" (3.60m x 2.72m)

### Bathroom

A fantastic bathroom with a double ended bath, WC and double sink unit. Practical tiling to the floor and half walls.

### Shower Room

A three piece shower room in white comprising a spacious shower cubicle, WC and vanity sink unit.

### Exterior

Outside the property complements the interior perfectly. Situated up a private drive there is ample parking for several vehicles and an integrated garage with electric up and over doors. The perfectly manicured garden has flower borders and a range of shrubs to the front. To the rear of the property is a calming oasis with everything you could want from a garden including a paved patio area, lawn with beautiful mature borders and raised flower beds. Tucked to the side of the property is space for a greenhouse and raised vegetable beds.

### Services

Mains gas, electric, water and drainage.

EPC rating C

Property tenure Freehold

Council tax band G

### IMPORTANT NOTE TO PURCHASERS:

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. All Fixtures and fittings including those mentioned in the description are to be agreed with the seller.





Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77   C	83   B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Lower Lane, Longridge

Total Approx. Floor Area 2401 Sq.ft. (223.1 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



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