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**43 Lowton Road, Lytham St. Annes FY8 3JG**

**Guide Price  
£925,000**

*Impressively Sized Detached Home Boasting Three Large Reception Rooms, Games Room, Huge Kitchen Diner And Five Double Bedrooms To The Main House. With An Additional One Bedroom Self Contained Annexe And A Large, Private Landscaped Garden on a quiet residential road. Viewing Essential!*



**Conservatory Porch** 12'5 x 11'10 (3.78m x 3.61m)

UPVC entrance door to the front and windows to the front and side, with views over the garden. Feature exposed brickwork and slate tiled flooring. Double doors with side panel windows to:

**Reception hall** 19'7 x 13'10 (5.97m x 4.22m)

Grand entrance with solid wood flooring, ceiling and wall lights, coving, wood panelled wall, radiator, inner hallway area and enclosed staircase leading to the first floor. Doors leading to the following rooms:

**Lounge** 25'10 x 15'6 (7.87m x 4.72m)

Bright and spacious principal reception room. UPVC double glazed windows to the front garden aspect, and additional obscure window from the Conservatory Porch. Feature fireplace and hearth with living flame fire, decorative coving and period mouldings, ceiling and wall lights.

**Dining Room** 20'7 x 15'9 (6.27m x 4.80m)

Doors from reception hall and dining kitchen, window to rear garden aspect, feature marble fireplace, ceiling and wall lights, radiator, coving and period moulding. Door with side panel windows to:

**Sun Lounge** 18'11 x 8'9 (5.77m x 2.67m)

UPVC double glazed picture windows to the rear and side, with French doors leading to the beautiful rear garden. Exposed brick walls and suspended ceiling with concealed lighting.

**Side Porch**

Composite door leads into porch. Glazed door to dining kitchen. Stone flooring. Door to:

**WC**

UPVC double glazed window to the front. Two piece suite, comprising: wash hand basin and WC. Built in cupboard and vinyl flooring.

**Living Dining Kitchen** 26'9 x 20'8 (8.15m x 6.30m)

Exceptional dining kitchen, custom designed and fitted with a matching range of quality wall and base units with island, laminate work surfaces, 1 ½ bowl sink and drainer, various storage cupboards and integrated lighting. Integrated dishwasher, original commercial refrigerator, induction hob and Classic Deluxe 90 range cooker with extractor canopy. UPVC double glazed windows to the side and rear. Ceiling lights, TV aerial point, under stairs storage cupboard and dropped ceiling matching the island shape. Doors to reception hall and dining room, further door to rear hallway with internal access to self-contained flat.

**Bedroom One** 19'8 x 15' (5.99m x 4.57m)

Door from inner hallway. UPVC double glazed window to the rear. Fitted wardrobe and cupboard units. Coving, ceiling light and radiator.

**Bathroom**

Door from inner hallway and obscure window to sun lounge. Contemporary four piece white suite, comprising: jacuzzi bath; walk-in double shower area with overhead rain shower and handheld shower attachment; large modern vanity wash hand basin with under lighting; and WC with concealed cistern and wall mounted push button flush. Tiled walls and flooring, recessed spot lighting, two contemporary wall mounted heated towel radiators, wall mounted mirrored cabinet with overhead lighting and further full length mirrored cabinet.

**Dressing Room**

Door from inner hallway. Fitted wardrobe and storage units. Window to sun lounge.

**Games Room** 18'9 x 15'5 (5.72m x 4.70m)

Door from inner hallway. UPVC double glazed window to the front. Open access to store room (6 x 4, window to side). Door to:

**Study** 9'5 x 8'3 (2.87m x 2.51m)

UPVC double glazed window to the side. Solid wood flooring, coving, TV aerial point and radiator.

**Rear Hallway**

Internal door from dining kitchen. External doors from driveway and rear garden. Built-in boiler room housing Worcester boiler and hot water cylinder. Doors to:

**Pantry Room**

Strip light, double doors to:

**Integral Garage**

Up and over door from driveway. Power and lighting.

**Utility Room** 12'7 x 5'7 (3.84m x 1.70m)

Plumbed for washing machine, extractor unit, Twyford sink unit, radiator and tiled walls.

**First Floor Landing**

Open access to inner landing areas. Velux skylight windows, telephone point, glazed ceiling panels, lockable fitted cupboards and ceiling light. Doors leading to the following rooms:

**Bedroom Four** 14'9 x 13'1 (4.50m x 3.99m)

UPVC double glazed windows to the rear. Fitted wash hand basin, radiators and built-in wardrobes.

**Bedroom Five** 17'8 x 14'9 (5.38m x 4.50m)

Measurements include built-in eaves cupboards. UPVC double glazed window to the rear. Fitted wash hand basin, radiator and further fitted wardrobes

**Family Bathroom** 18'2 x 11'2 (5.54m x 3.40m)

Exceptional family bathroom with quality specification five piece suite, comprising: freestanding bath; double shower cubicle with overhead rain shower and handheld shower attachment; his and her vanity style wash hand basins; and WC. UPVC double glazed bay window to the side. Villeroy and Boch tiled flooring and part tiled walls, three chrome ladder style towel radiators, spot lighting, integrated wall lighting and mirrored wall features.

**Inner Landing Area**

Recessed lighting, access to eaves storage and skylight window. Doors to the following rooms:

**Bedroom Two** 21'9 x 13'10 (6.63m x 4.22m)

UPVC double glazed windows to both sides. Built-in wardrobes and drawers, spot lighting, radiators, decorative shelving, access to eaves storage and TV aerial point. Door to:

**En Suite**

Two piece suite, comprising: vanity unit with wash hand basin and WC. Extraction unit and vanity light.

**Bedroom Three** 14'11 x 12'11 (4.55m x 3.94m)

UPVC double glazed windows to the front and rear. Built-in wardrobes and cupboard, ceiling lights, radiator and fitted wash hand basin.

**Shower Room**

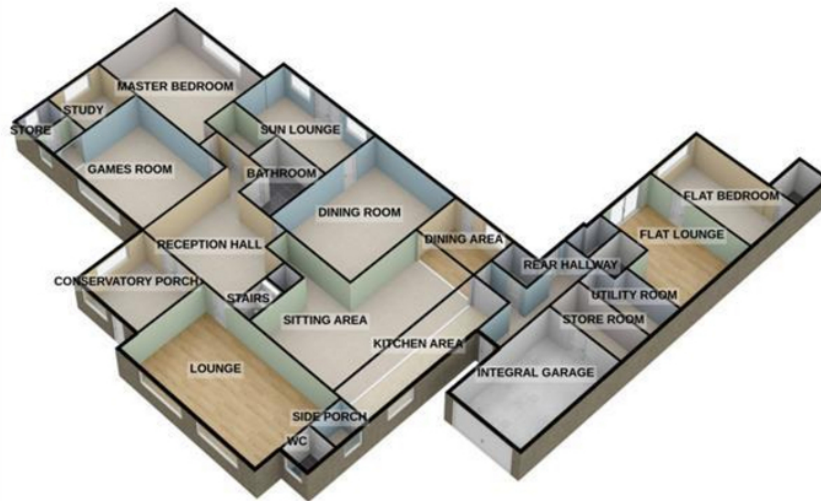
Three piece suite, comprising: double shower cubicle; vanity wash hand basin (including fitted cupboards) and WC. Spot lighting, extraction unit and chrome ladder style towel radiator.

**Self Contained Annexe**

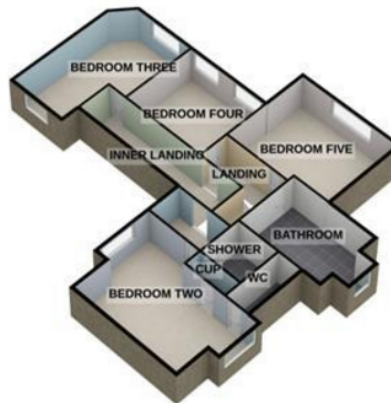


# Floor Plans

GROUND FLOOR  
367.8 sq.m. (3959 sq.ft.) approx.



FIRST FLOOR  
151.8 sq.m. (1634 sq.ft.) approx.



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.  
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