

## Property Particulars

### Lunds Lane, Much Hoole.



- **Executive & Luxurious Family Home**
- **Gorgeous Country Lane Setting**
- **Five Double Bedrooms**
- **Stunning Family Room, Dining & Kitchen**
- **3121.00 Square Ft Of Opulent Accommodation**
- **Select Development**
- **Four Reception Rooms**
- **Lovely Gardens Front & Rear**

**£900,000**

A fantastic opportunity to purchase a most impressive executive detached house set in an elite and select development of unique individual built homes. This amazing home has five double bedrooms, two with en suites and a family bathroom, breathtaking entrance hall with double height ceiling and a very clever lighting scheme, There is a fitted cloakroom and downstairs wash room W.C. three reception room and an outstanding family room, lounge, dining and kitchen. The property has underfloor heating throughout and quality fittings, and features as well as surround sound, TV in the main bathroom and the master en suite, Villeroy & Boch sanitary ware and Miele appliances in the kitchen. The gardens are spacious both to the front and rear and there is a stylish resin driveway to the double integral garage. So whether it's the beautiful country lane setting that grabs you, or the sheer opulence of the internal and external finish, this wonderful home offers a staggering 3121.00 square feet of exceptionally well designed and constructed family living, either way this is definitely a dream forever home, in anyone's book. To fully appreciate the size, setting quality of finish and location please call to arrange a viewing. Close to quality local restaurants, schools and main road connectivity.

### Entrance Hall -

A most impressive reception hall with large porcelain tiled flooring and under floor heating, exceptionally designed light scheme with recessed area lighting, picture lighting and spot lighting. Composite door and opaque glazed panels to each side, doors off, under stairs storage cupboards, cloaks store room with hanging rails and ceiling light and door to integral double garage. Double doors off to family room.



### Cloakroom -

With hanging rail and light.

### Downstairs W.C. -

With a two piece suite comprising Villeroy & Boch concealed cistern W.C. and wash hand basin and vanity unit.

### The Family Room -

An amazing space with lots of space for dining, lounge and breakfast kitchen.

### Lounge Area -

A lovely bright area with two picture windows to side, bi-folding doors to rear and a second set accessed from the dining area, ceiling detail with recessed LED spot lights and surround sound, tiled flooring.



### Dining area -

Bespoke wine wall and unit, uPVC double glazed window to the rear with large roof lantern.

### Kitchen -

A great selection of Miele appliances to a stylish range of wall, drawer and base units, integrated larder fridge, dishwasher, induction hob with built in extraction unit, double electric ovens and slide and hide drinks station.



**Utility room -**

A great size with a larder size freezer, space for washer and dryer.

**Front Formal Lounge -**

A beautiful room with a stylish inset electric fire to a bespoke chimney breast, ceiling lights and uPVC double glazed window to the front.



**Second Front Lounge -**

Currently utilised as a fabulous playroom with bespoke fitted shelves and units to one wall and uPVC double glazed window to the front.

**Study/Home Office -**

With window to the side and ceiling lights.

**First Floor Landing -**

With a stunning double height ceiling from the entrance hall, smoke glazed stair panels and grey newel posts to a gallery landing with spot lights and doors off.

**Master bedroom suite - Bedroom Area 15' 1" x 11' 0" (4.59m x 3.35m)**

A fabulous area with the bedroom being uPVC double glazed patio doors to a Juliet balcony, a range of fitted bedroom furniture, drawers, bedside, dressing table and then opens to a further fitted dressing room.



**Dressing Room - 10' 0" x 8' 6" (3.05m x 2.59m)**

With a great selection of fitted wardrobes, storage, half hanging and full hanging rails, door to the en-suite.

**Master En-suite - 10' 0" x 6' 8" (3.05m x 2.03m)**

An amazing four piece suite comprising wet shower area, concealed cistern Villeroy & Boch W.C. stylish wash hand basin set on a contemporary vanity unit, panelled bath with T.V. recess, fully tiled, tiled flooring, extractor fan, heated towel rails.





**Bedroom Two - 13' 6" x 13' 3" (4.11m x 4.04m)**

Another great double which easily accommodates a super king size bed! uPVC double glazed window to the front, fitted wardrobes, drawers and vanity area, door to en-suite.



**En-suite -**

With a three piece suite comprising Villeroy & Boch W.C wash hand basin and double size glazed shower compartment.

**Bedroom Three - 14' 8" x 1' 6" (4.47m x 0.46m)**

Currently utilised as a twin bedroom with uPVC double glazed window to the rear.



**Bedroom Four - 13' 7" x 13' 8" (4.14m x 4.16m)**

With uPVC double glazed window to the front elevation.

**Bedroom Five - 15' 1" x 10' 5" (4.59m x 3.17m)**

This bedroom, also a double, and right next door to the master so could be useful as a younger family member room and uPVC double glazed window to the rear.

**Family Bathroom -**

A luxurious four piece suite comprising shower wet area with large fixed rainwater effect shower head and a second adjustable shower head, Villeroy & Boch concealed cistern W.C. wash hand basin set on a custom vanity, panelled bath with center fill tap and T.V.



**Outside -**

On approach to the integral double garage there is a recently renewed quality resin driveway providing parking for several vehicles, pathway approach to the front of the property.

**Front garden -**

This is a great size creating a wonderful set-back feel to the property, with hawthorn hedges and stunning dwarf wall feature to an open porch.

**Rear Garden -**

To the rear of the kitchen, dining and family room there is a covered decked "verandah" area, lawn garden and dedicated children's recreation area, capped local well and tiled paved pathways.



**Garage -**

With an electric up and over door and personal internal door.

**Disclaimer –**

The information displayed about this property within these particulars are intended as a guide and all measurements are as an estimate. All appliances and services have not been tested by the agent and any purchaser should satisfy themselves with any reports deemed necessary.

**Viewing –** Strictly by prior arrangement with Marie Holmes Estates.

**Your Own Property –** If you require a free valuation on your own home please give us a call and we can conduct this for you in a discreet and expedient manner.

**Opening Hours**

**Monday Friday 9.00am until 5.30pm Saturday 9.00am until 4.00pm**