



## 21 Green Lane West, Freckleton, PR4 1SL

We welcome to the market a beautiful three / four bedroom detached family home which sits in the highly desirable village location of Freckleton. This fantastic property has been renovated to the highest of standards by the current owners briefly comprising entrance hall, three very generously sized bedrooms one of which has a gorgeous roof terrace, walk in wardrobe & separate Wc, Stunning main bathroom, modern shower room. Kitchen with dining area, utility room. Fantastic conservatory overlooking the south facing rear garden, lounge, study / office, workshop. Externally there is a great sized rear garden & a newly layer driveway.

**Price £469,950**

# 21 Green Lane West

, Freckleton, PR4 1SL



- Stunning three / four bed detached family home
- High ceilings & generously sized rooms throughout
- Substantial rear garden
- Roof terrace
- Peaceful cul de sac location
- Outstanding conservatory
- Impeccable standard throughout

## External

Driveway with parking for three vehicles

## Conservatory

18'4" x 12'9" (5.6 x 3.9 )

Beautiful conservatory, tiled flooring with underfloor heating, feature stone wall. French doors opening out onto the patio.

## Entrance hall

Stunning entrance hall, laminate flooring & vertical radiator.

## Lounge

20'4" x 14'1" (6.2 x 4.3 )

Very generously sized lounge, french doors opening out onto the rear garden, built in gas fire. Two UPVc double glazed window, radiator.

## Kitchen & dining area

25'11",x 11'5" (7.9,x 3.5 )

High end kitchen with five ringed Neff gas hob, extractor hood. Fitted kitchen units with worktops. Built in oven & grill, integrated dishwasher, one and half sink bowl. UPVc double glazed window to the side aspect. Centre island with shelving and units. Drop down lights and dining area.

## Utility

Plumbed for washer, worktops with storage, stainless steel sink. Radiator, shelving, door leading to the workshop.

## Office / study

14'5" x 12'9" (4.4 x 3.9 )

Spiral staircase leading to bedroom one, door leading to the shower room. Laminate flooring, fitted desk, shelving and wardrobes. Vertical radiator. Obscure UPVc radiator. Velux window. double glazed window to the side aspect.

## Bathroom

9'6"x 9'2" (2.9x 2.8 )

Beautiful bathroom, walk in shower cubicle, wash hand basin with mixer tap. Wc, obscure UPVc double glazed window, velux window. Large sunken bath with adjustable shower hose. Chrome heated towel rail, extractor fan.

## Bedroom One

24'11" x 15'1" (7.6 x 4.6 )

Spacious bedroom with french doors opening onto the roof terrace. Four velux windows, Laminate flooring, spiral staircase, door leading to walk in wardrobe and another door leading to the separate Wc. Radiator.

## Walk in wardrobe

Fitted shelving & hangers, carpeted & radiator

## Roof terrace

French doors opening out onto a Fantastic roof terrace that leads from bedroom one.

## Sep Wc

Wash hand basin, part tiled walls, laminate flooring. Wc

## Bedroom two

13'1" x 12'1" (4.0 x 3.7 )

Beautiful spacious bedroom, UPVc double glazed windows to the front & side aspect. Laminate flooring, obscure UPVc radiator. Velux window.

## Bedroom three

13'1" x 12'1" (4.0 x 3.7 )

Another fantastic sized bedroom, UPVc double glazed window to the front aspect, vertical radiator & laminate flooring.

## Shower room

6'6" x 6'2" (2.0 x 1.9 )

Walk in shower cubicle with dual shower heads, vertical black heated towel rail. Wash hand basin, laminate flooring, obscure UPVc double glazed window. Wc, shelf.

## Driveway

## Rear garden

Peaceful & private rear garden, lawned, patio area with composite decking.

## Workshop

Plumbed for washer & dryer, housing combi boiler and shelving.



## Directions

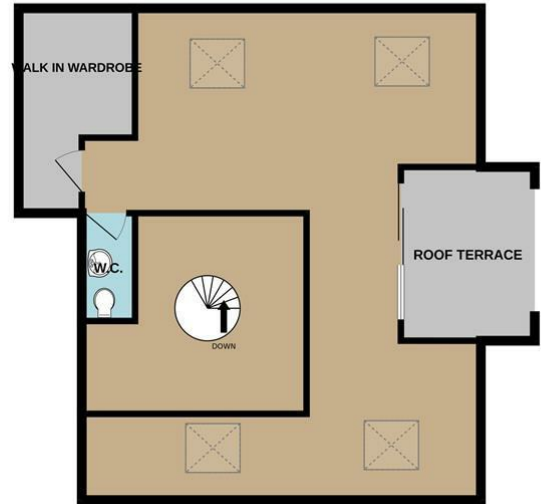


# Floor Plan

GROUND FLOOR  
1275 sq.ft. (118.5 sq.m.) approx.



1ST FLOOR  
798 sq.ft. (74.1 sq.m.) approx.



TOTAL FLOOR AREA : 2073 sq.ft. (192.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2023

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>	74	80	<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC