



Constables
SALES & LETTINGS

Lees Lane

Little Neston, Neston

£525,000

Constables are pleased to offer to the market this exceptional four bedroom detached home on a prime plot of Lees Lane Neston. Built in 2010/2011 by Rowland Homes this small development sit in an elevated position of Lees lane and enjoys spectacular views over to the Dee Estuary.

The property briefly comprises entrance hall, large lounge with double doors leading into a sun room and further doors into dining area, spacious kitchen with integrated appliances and hand utility room with side door out to garden. There is a snug / office room to the front of the property and a W/C that completes the ground floor accommodation.

To the first floor there are four double bedrooms the master and second of which boasting en-suite shower rooms, and all enjoying built in wardrobes. A family bathroom completes the first floor accommodation.

Externally to the front of the property there is off road parking along with access to the double garage and a beautifully landscaped rear garden.





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- Four Bedroom Detached Family Home
- Views over The Dee Estuary
- Off Road Parking and Double Garage
- Four Bathrooms
- Premium Road Position
- Open Plan Kitchen / Diner

Porch

Entrance Hall

Living Room

22'9 x 11'3 (6.93m x 3.43m)

Sun Room

12 x 11'3 (3.66m x 3.43m)

Kitchen

14'4 x 12'3 (4.37m x 3.73m)

Utility Room

5'7 x 8'6 (1.70m x 2.59m)

W/C

First Floor

Master Bedroom

14'3 x 12'3 (4.34m x 3.73m)

En-suite

Second Bedroom

11'10 x 11'7 (3.61m x 3.53m)

En-suite

Third Bedroom

10'09 x 11'7 (3.28m x 3.53m)


Fourth Bedroom

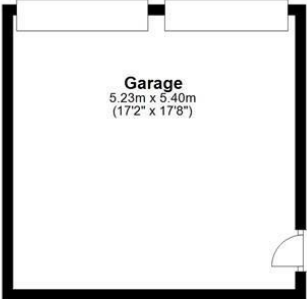
9'7 x 12'3 (2.92m x 3.73m)



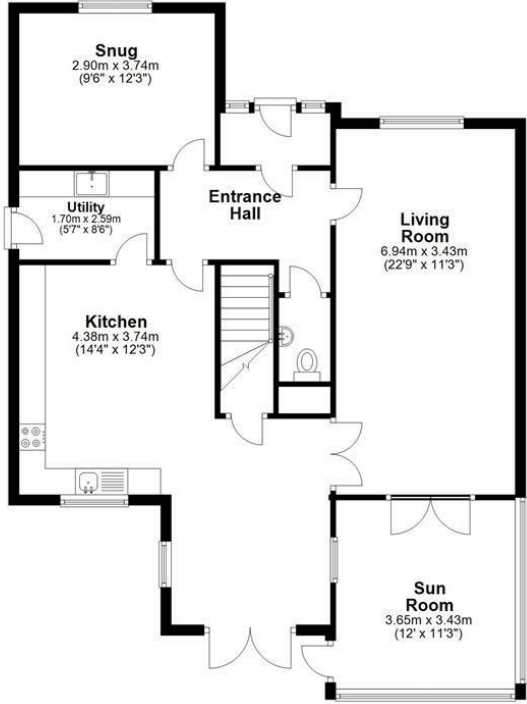


EPC & Floor Plan

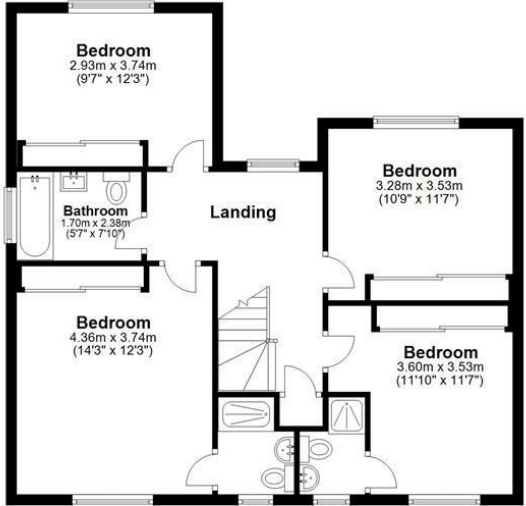
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		86
(81-91) B		
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



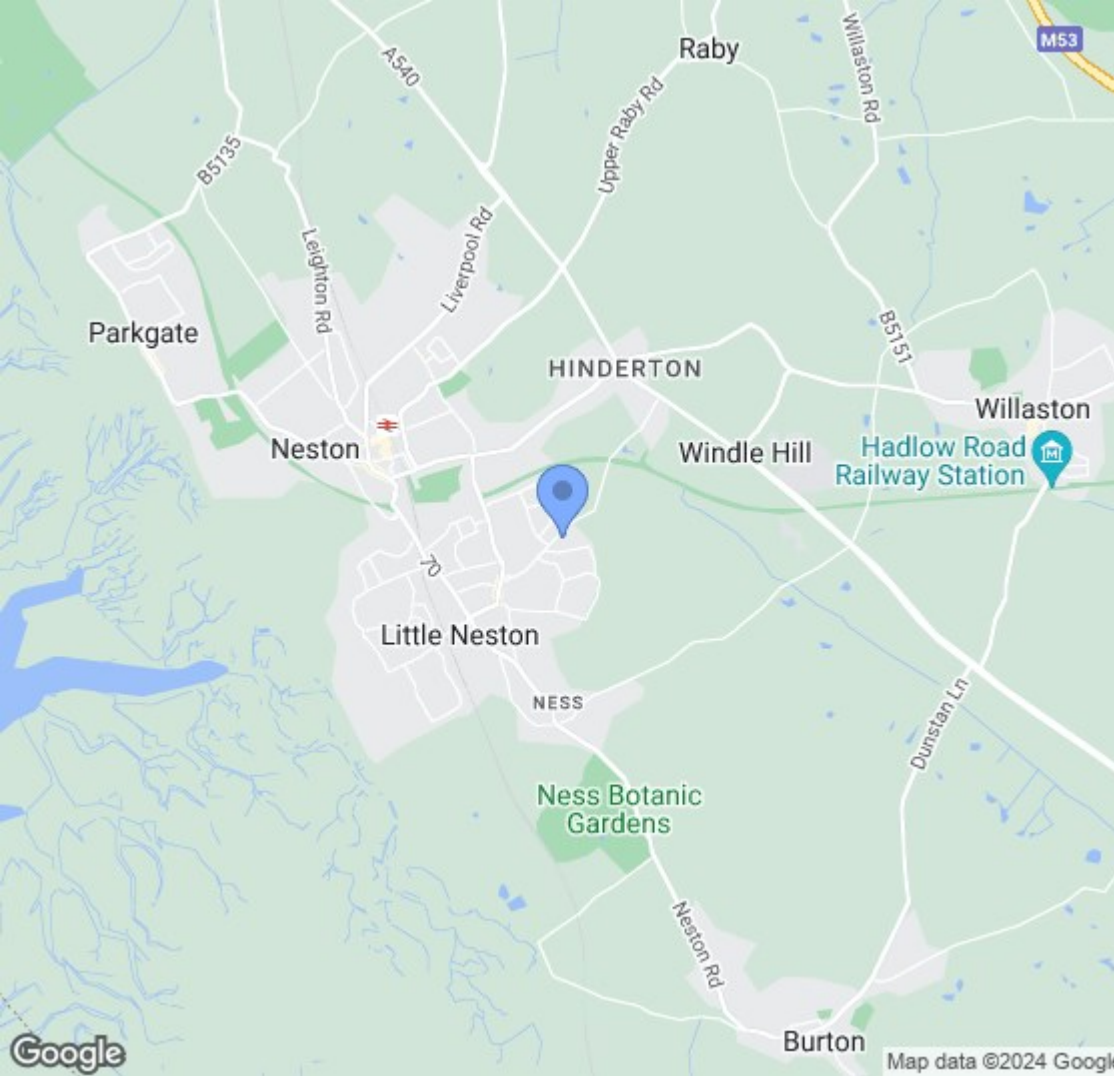
Ground Floor
Approx. 123.8 sq. metres (1332.9 sq. feet)



First Floor
Approx. 72.5 sq. metres (780.7 sq. feet)



Total area: approx. 196.4 sq. metres (2113.6 sq. feet)
24 Lees Lane, Little Neston



Location Map

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S A L E S & L E T T I N G S

21 High Street, Neston

South Wirral, Neston, Cheshire

www.constablesestateagents.co.uk

info@constablesestateagents.co.uk

0151 353 1333