




**Constables**  
SALES & LETTINGS

Lees Lane

Little Neston, Neston

£475,000





Constables are delighted to offer to the market this one-of-a-kind extensively developed three-bedroom detached dormer bungalow on a private and elevated plot of Lees Lane. This property is presented to a very high standard throughout and offers spacious and well-appointed rooms, a large and well-established rear garden along with off-road parking and a garage.

The property features a spacious central hallway and two spacious reception rooms, including a front lounge and an "L" shaped lounge/dining area that provides access to the rear gardens and picturesque views. The well-equipped kitchen/breakfast room, along with a utility room, complements the two double bedrooms located on the ground floor, including a generous bathroom and a separate shower room. On the first floor, a third bedroom could also serve as a study or studio, offering delightful views. A notable aspect of this property is its plot size and privacy, with the rear gardens benefiting from a south-westerly and westerly orientation.

The village of Little Neston is home to various shops, a sub-Post Office, and primary schools, while the nearby market town of Neston provides more extensive shopping options. The area boasts a diverse range of educational, sporting, and recreational facilities, and the property is conveniently situated for commuting to the major commercial hubs of the region.





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- Three Bedroom Detached
- Off Road Parking and Garage
- Mature Rear Garden
- Dormer Bungalow with Large Plot
- Well Presented Throughout
- Summerhouse and Greenhouse
- Views of the Dee Estuary and North Wales
- Large Extensions Added



### Entrance Hall

### Lounge

15'10" x 12'0" (4.83m x 3.66m)

### Rear 'L' Shaped Dining Room /Lounge

11'6" x 11'10" plus 17'5" x 9'1" (3.51m x  
3.61m plus 5.31m x 2.77m)

### Kitchen

12'7" x 10'4" (3.84m x 3.15m)

### Utility Room

7'6" x 10'0" (2.29m x 3.05m)

### W/C

### Master Bedroom

12'0" x 11'10" (3.66m x 3.61m)

### Second Bedroom

12'0" x 11'10" (3.66m x 3.61m)

### Third Bedroom

14'0" x 11'8" (4.29m x 3.56m)

### Family Bathroom

### Garage

15'1" x 10'0" (4.60m x 3.05m)








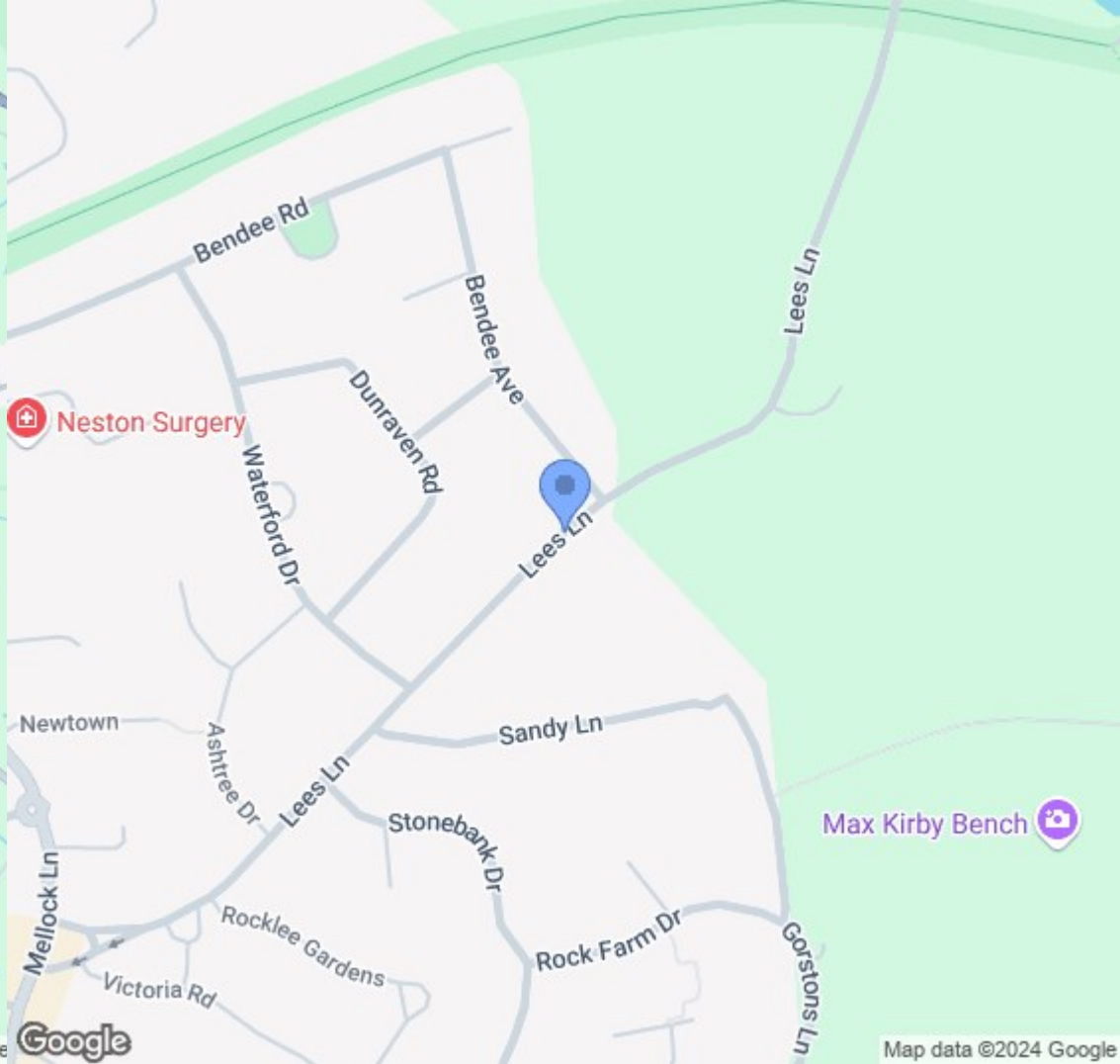
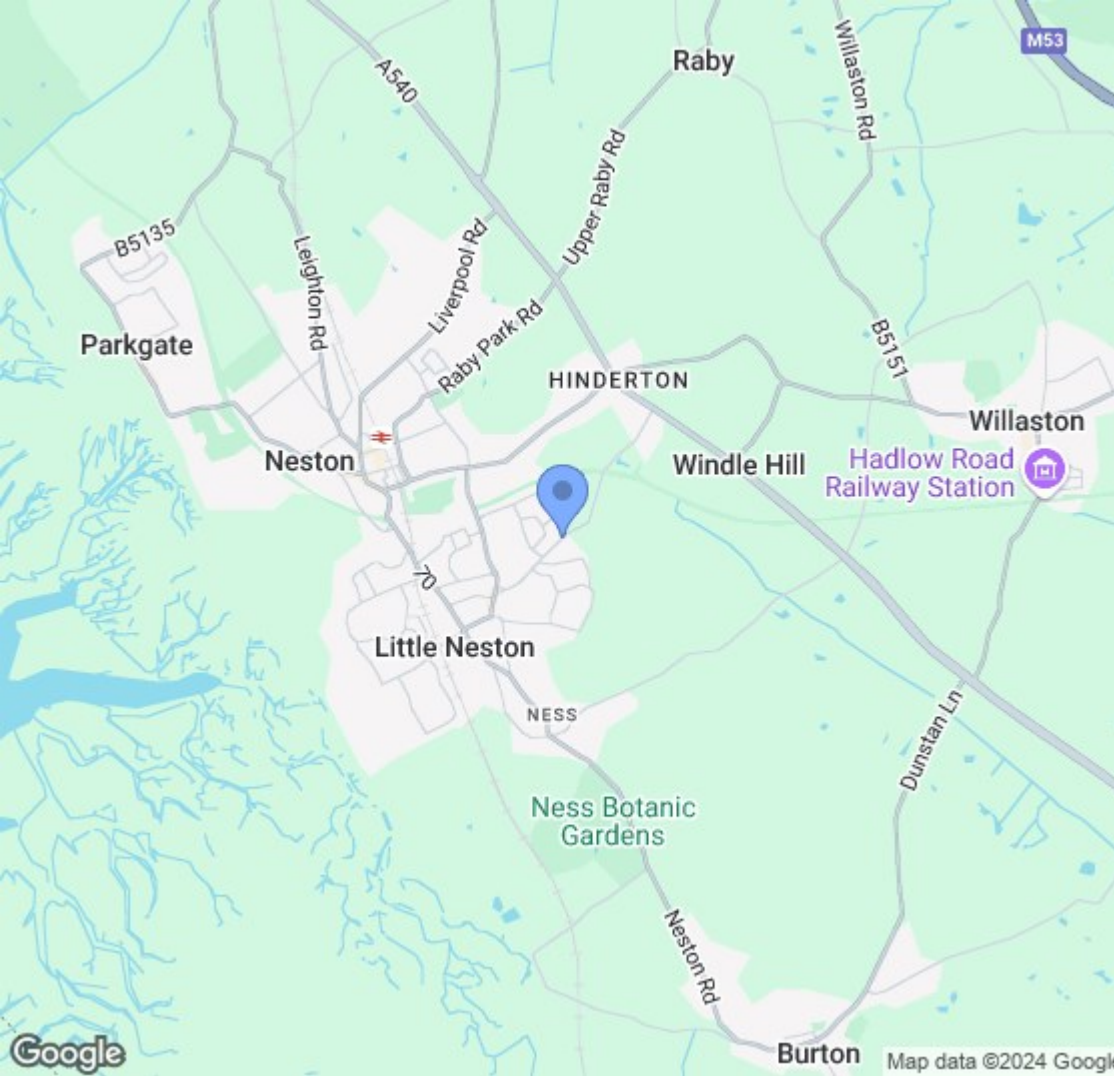


# EPC & Floor Plan

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







Location Map



# Constables

S A L E S   &   L E T T I N G S

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