



Constables
SALES & LETTINGS

Gorstons Lane

Little Neston, Neston

£360,000



An immaculately presented detached property located in a sought after cul-de-sac in a popular area of Little Neston. The property is located close to highly regarded schools and is within walking distance to Little Neston village.

The property provides spacious accommodation that comprises, entrance porch, which opens to a welcoming hallway. There is a large lounge with window to the front elevation, a fireplace and double doors opening to a separate dining room. There is a well-appointed kitchen with an excellent range of storage units and an integrated oven, microwave, dishwasher, fridge and hob. Off the kitchen is the conservatory which overlooks the rear garden. On the first floor there are three bedrooms, two of which have built in wardrobes and there is a modern family bathroom.

Externally the property has a block paved driveway at the front for off road parking which leads to the garage and side access gate. At the rear of the property is landscaped garden with shaped lawn, block paved patio areas and established borders.

This impressive property is offered for sale with no onward chain and early viewing is recommended.

- Modern Detached Property
- Larae Lounge & Dining Room
- Contemporary Kitchen & Bathroom
- No Onward Chain
- Immaculately Presented
- Conservatory
- Landscaped Rear Garden
- Sought After Cul-De-Sac in Little Neston
- Three Bedrooms
- Off Road Parking & Garage

Entrance Porch

Hallway

Lounge

24'2" max x 12'3" max (7.37m max x 3.74m max)

Dining Room

10'0", x 9'8" (3.05, x 2.97m)

Kitchen

16'8" x 8'5" (5.10m x 2.58m)

Conservatory

16'8" x 10'0" (5.09m x 3.05m)

Landing

Bedroom One

11'6" x 9'8" (3.53m x 2.97m)

Bedroom Two

12'0" x 8'11" (3.66m x 2.73m)

Bedroom Three

8'7" x 8'5" (2.63m x 2.57m)

Bathroom

8'6" x 5'10" (2.61m x 1.78m)

Garage

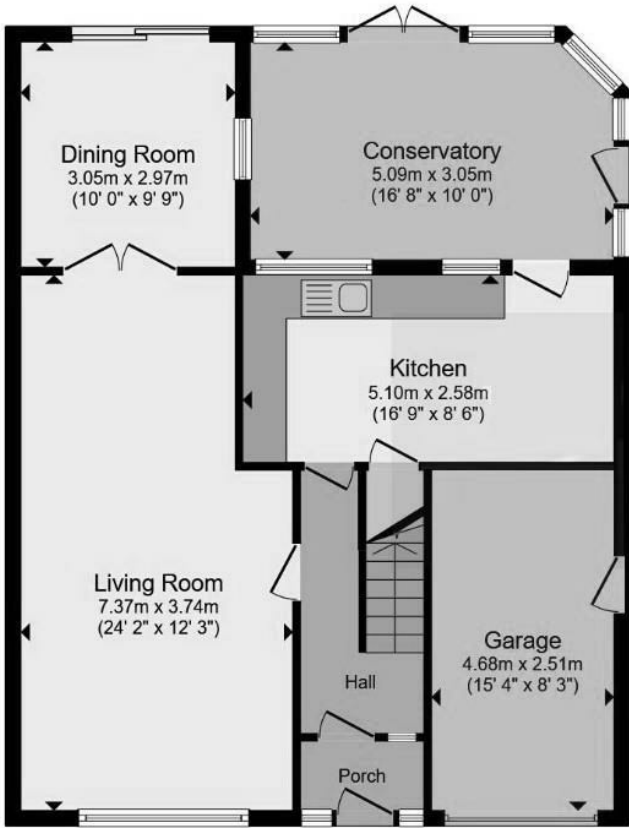
approx 15'4" x 8'2" (approx 4.68m x 2.51m)



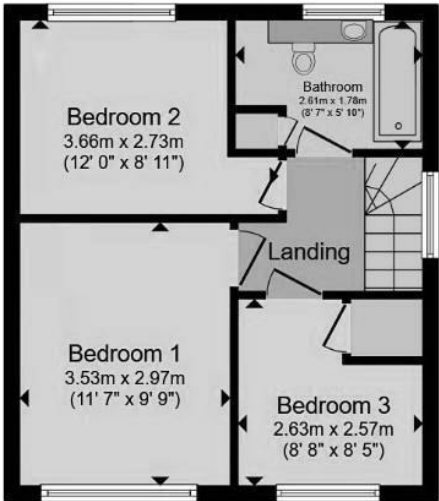


EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

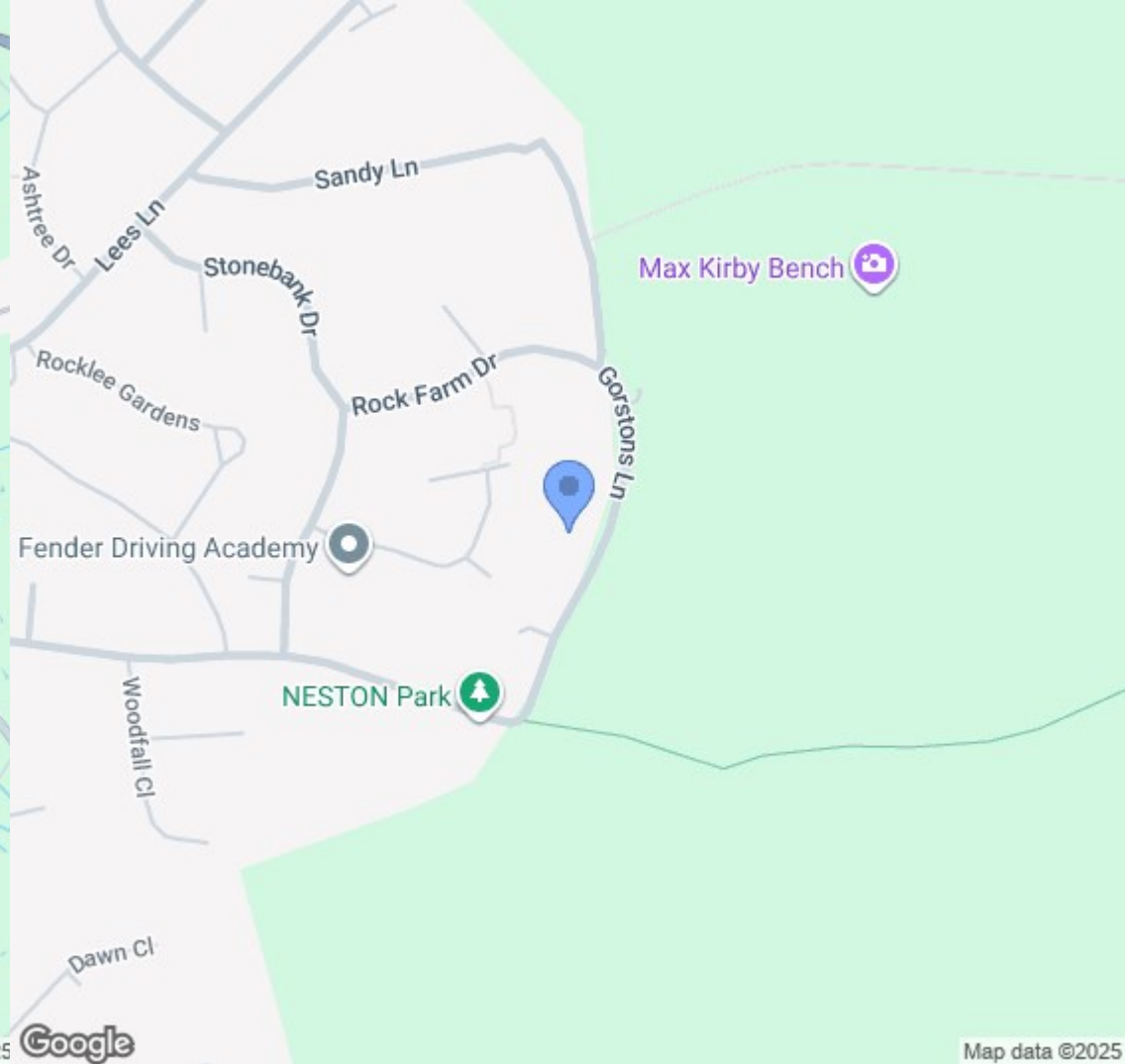
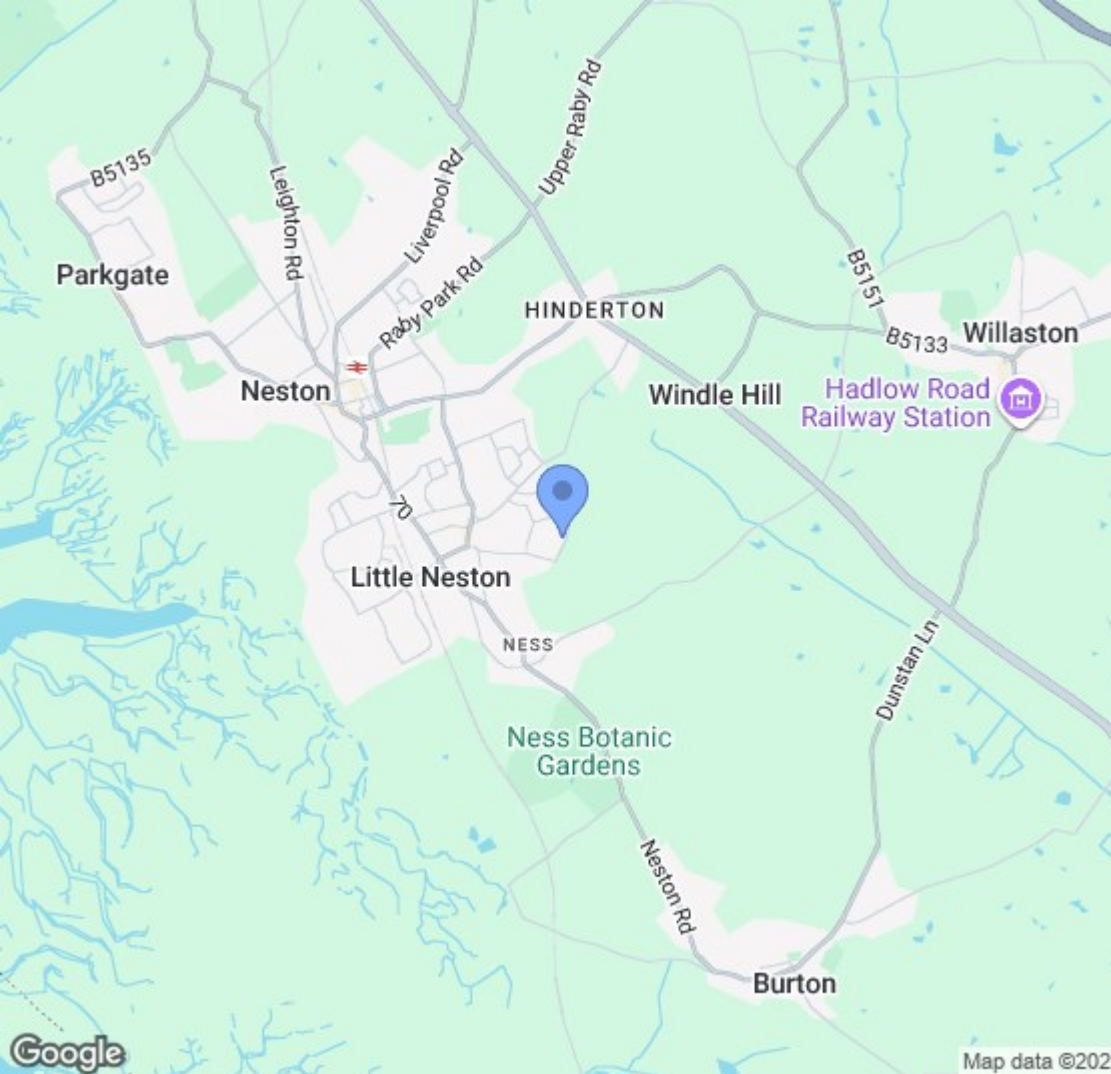


Ground Floor



First Floor

Total floor area 121.2 m² (1,305 sq.ft.) approx



Location Map

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