



Mayfield, 251 Park Lane, Preesall,
Poulton-le-Fylde, FY6 0LT

£699,950

Nestled in a deceptively large plot, and boasting simply **MAGNIFICENT RURAL VIEWS**, this **STUNNING** home has been transformed by the current owner and is brimful with quality contemporary features, whilst still managing to maintain real character. If you're looking for a move-in ready home set within a beautiful rural setting this could be your perfect match. Take a peek at the floorplan, photos and social media reel, but we can't emphasise enough, the **ONLY** way to fully appreciate this property is by arranging an early viewing.

- Large Lounge
- Magnificent open plan Living Kitchen
- Ground floor Shower/Wc
- 4/5 bedrooms
- Two En-suites and a separate Dressing room
- First floor Terrace and Sun Lounge
- **QUALITY** fixtures and fittings
- Beautiful Grounds
- Gym with Resistance Swimming Pool
- **IMMACULATE** throughout

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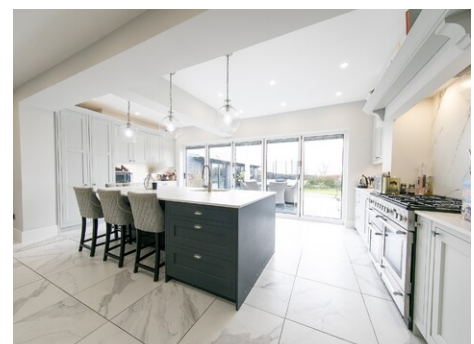
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Porch: Tiled floor, UPVC double glazed window.

Hall: Meter cupboard.

Lounge: 27'8" x 12'0" (8.43 m x 3.66 m) Feature fireplace with inset living flame gas fire, Coved ceiling, Dual aspect UPVC double glazed windows, UPVC double glazed doors to the side terrace.

Open Plan Living Kitchen: - all with underfloor heating

Lounge Area: 18'5" x 11'9" (5.61 m x 3.58 m) Log burning stove, Tiled floor, UPVC double glazed bi-fold doors to garden, Feature radiator. Open plan to:-

Kitchen Area: 19'9" x 19'8" (6.02 m x 5.99 m) Quality wall and base cupboard units with low profile worktops and matching island, Tiled floor, UPVC double glazed folding doors to the rear garden. Open plan to:-

Dining Area: 12'0" x 12'0" (3.66 m x 3.66 m) Tiled floor, UPVC double glazed window, Feature radiator.

Office/Bedroom 5: 10'0" x 10'0" (3.05 m x 3.05 m) Range of fitted office furniture, UPVC double glazed window, Radiator.

Rear Vestibule: Walk in storage, Tiled floor, UPVC double glazed door, Radiator.

Ground Floor Shower Room: Three piece comprising; Corner step in shower, Vanity wash basin, Low flush WC, Tiled walls and floor, UPVC double glazed window, Towel heater radiator.

First Floor:

Landing: Coved ceiling, UPVC double glazed window, Radiator.

Bedroom 1: 17'3" x 12'0" (5.26 m x 3.66 m) UPVC double glazed window to front, UPVC double glazed doors to balcony.

En-Suite: Large walk in shower, Vanity wash basin, Low flush WC, Tiled walls and floor, UPVC double glazed window.

Bedroom 2: 18'10" x 11'9" (5.74 m x 3.58 m) Coved ceiling, UPVC double glazed window, Radiator.

En-Suite 2: Comprising; Corner shower, Vanity wash basin, Low flush WC.

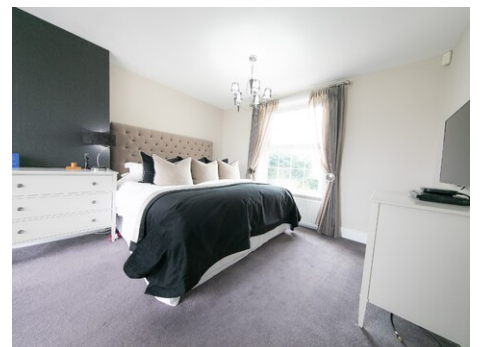
Sun Room: 11'8" x 9'7" (3.56 m x 2.92 m) UPVC double glazed windows and doors to balcony.

Dressing Room: 16'4" x 13'4" (4.98 m x 4.06 m) (L shaped). A range of wardrobes and storage.

Bedroom 3: 12'5" x 9'10" (3.78 m x 3.00 m) Fitted wardrobes, UPVC double glazed window, Radiator.

Family Bathroom: Comprising; Freestanding bath, Wash basin, Low flush WC, Tiled walls and floor, UPVC double glazed window, Towel heater radiator.

Bedroom 4: 11'6" x 10'0" (3.51 m x 3.05 m) UPVC double glazed window, Radiator.



Outside: Comprising; Corner shower, Vanity wash basin, Low flush WC.

Gardens: Mayfield sits with magnificent Gardens to three sides beautifully combining lawns, numerous established trees and both secluded and entertaining areas.

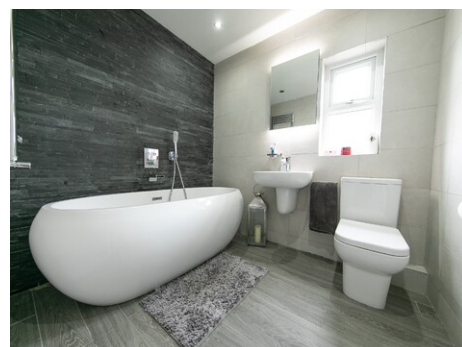
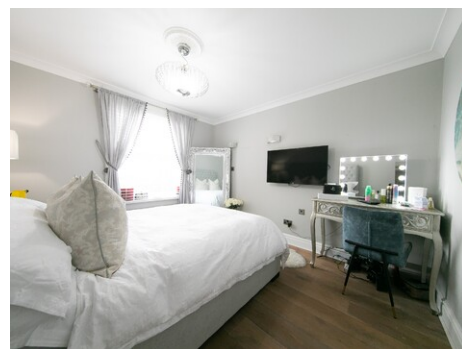
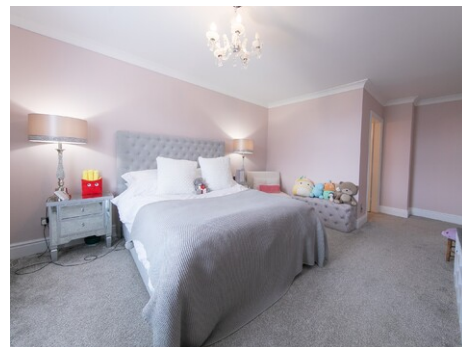
Pool Room: 29'6" x 11'6" (8.99 m x 3.51 m) With an infinity resistance training pool, and gym area.

Parking: A detached double garage accessed via a sweeping driveway which affords further parking.

Heating: Gas central heating, and areas with underfloor heating (NOT TESTED)

Tenure: We have been informed that the property is freehold. Prospective purchasers should seek clarification of this from their Solicitors.

Council Tax: Band - E £2,786.21 (2024/25)

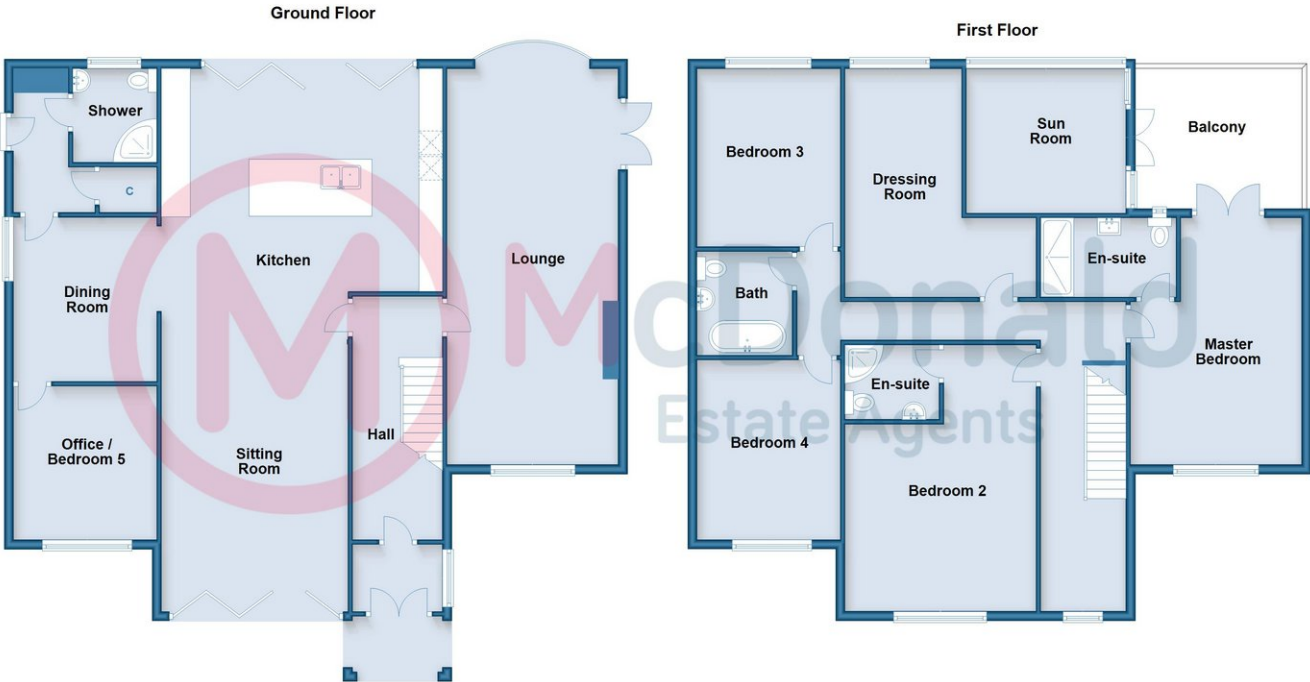


Directions: Proceed out of Poulton along Breck Road and at the roundabout take third exit into Mains Lane. At the traffic lights turn left onto Shard Road and at the next roundabout take the first exit into Shard Lane. Continue on through Hambleton and Stalmine, and then straight ahead at the crossroads into Park Lane.

General Disclaimer: Whilst every care has been taken in the preparation of these details, interested parties should seek clarification from their solicitor and surveyor as their complete accuracy cannot be guaranteed. These particulars do not constitute a contract or part of a contract. **Measurements:** Room dimensions are approximate, with maximum dimensions taken where rooms are not a simple rectangle. Measured into bays and recesses where appropriate. Floorplans are for general guidance and are not to scale.

Photography: Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		72
(1-20) G		
Not energy efficient - higher running costs		



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Park lane

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