



## 6 Lakeside

Longridge, Preston, PR3 2DL



£850,000

A rare opportunity has arisen to purchase a property at Lakeside. Holdens are simply delighted to market this beautiful detached bungalow which is impressive from the moment you access the gates. The private entrance is shared with six other properties fronted by a stunning lake where you can sit and watch wildlife all day long. Located on Halfpenny Lane the property enjoys open countryside views to the rear. Being handy for all Longridge facilities and motorway access. The accommodation has underfloor heating, double glazed, Bifold and sliding doors in the open plan living space. What a wonderful opportunity to own a home with such a tranquil outlook. Freehold. Council Tax Band F.





## ALL ON THE GROUND FLOOR

### Entrance Hall

Aluminium front door with double glazed window to side, Karndean floor, downlights, underfloor heating, access into three bedrooms, bathroom, living kitchen, dining room, living room and utility.

### Living/Kitchen/Dining Room

26'10" x 20'10" (widest) (8.188m x 6.354m (widest))

Wall and base units, flooring, Neff Induction hob, Neff Oven and Neff oven/grill, extractor, integrated Neff dishwasher and Fridge/Freezer, quartz worktops, stainless steel sink, mirrored splashback, Karndean floor, living flame gas fire with feature TV firewall, exposed wood beams, downlights, double glazed aluminium sliding doors and bifold doors, aluminium windows, underfloor heating.

### Living Room

15'5" x 17'0" (4.709m x 5.192m)

Exposed beams, Karndean floor, underfloor heating, double glazed aluminium sliding doors looking out over the lake, double glazed, aluminium windows, downlights.

### Utility

11'6" x 6'6" (3.512m x 1.982m)

Wall and base units, space for washer, dryer and wine fridge, composite sink with drainer, access into the loft, downlights, Karndean flooring, underfloor heating, door into garage.

### Bedroom One

13'1" x 13'11" (4.006m x 4.245m)

Full ceiling height fitted wardrobes, downlights, double glazed aluminium, bifold door, ensuite, underfloor heating.

### En-Suite

7'11" x 3'10" (2.422m x 1.176m)

Shower, basin with vanity, WC, towel radiator, underfloor heating, tiled walls and floor, double glazed, aluminium window, downlights.

### Bedroom Two

14'2" x 9'4" (4.332m x 2.846m)

Aluminium double glazed sliding door to rear, downlights, underfloor heating, en-suite.

### En-Suite

8'11" x 3'9" (2.733m x 1.166m)

Shower, basin with vanity, WC, tiling to floor and walls, downlights, double glazed aluminium window.

### Bedroom Three

11'4" x 8'3" (3.459m x 2.527m)

Double glazed aluminium window, underfloor heating, downlights.

### Bathroom

9'2" x 6'6" (2.800m x 2.002m)

Bath with central taps and showerhead fixing, WC, shower, basin with vanity units, tiled floor and walls, double glazed aluminium window, downlight, towel radiator, underfloor heating.

### EXTERNALLY

Block paved driveway providing off-road parking for multiple vehicles, lawn to front, Indian stone flagged path to the front door, gated access to side, Indian stone flagged patio to rear, lawn area, stone raised flower beds.

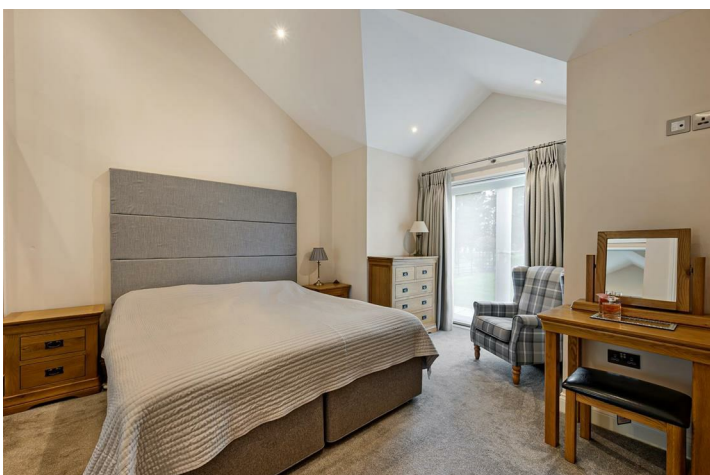
### Double Garage

22'4" x 18'10" (widest) (6.809m x 5.744m (widest))

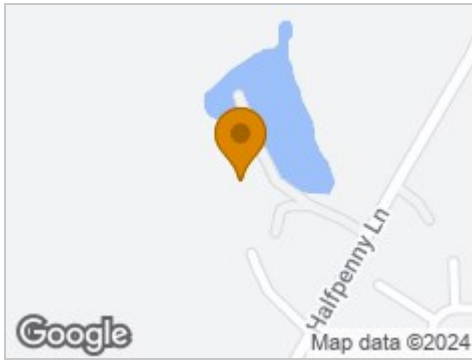
Wall and base units, space for washer dryer and fridge, double glazed aluminium window to rear, access into roof space, two up and over electric garage doors, aluminium door to rear, WC, wash basin, two storage rooms, one housing boiler for the underfloor heating and manifold.

### PROPERTY MISDESCRIPTIONS ACT

Although these particulars are thought to be materially correct, they are for guidance only and do not constitute any part of an offer or contract. A wide angle camera has been used in these photos and intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.



## Road Map



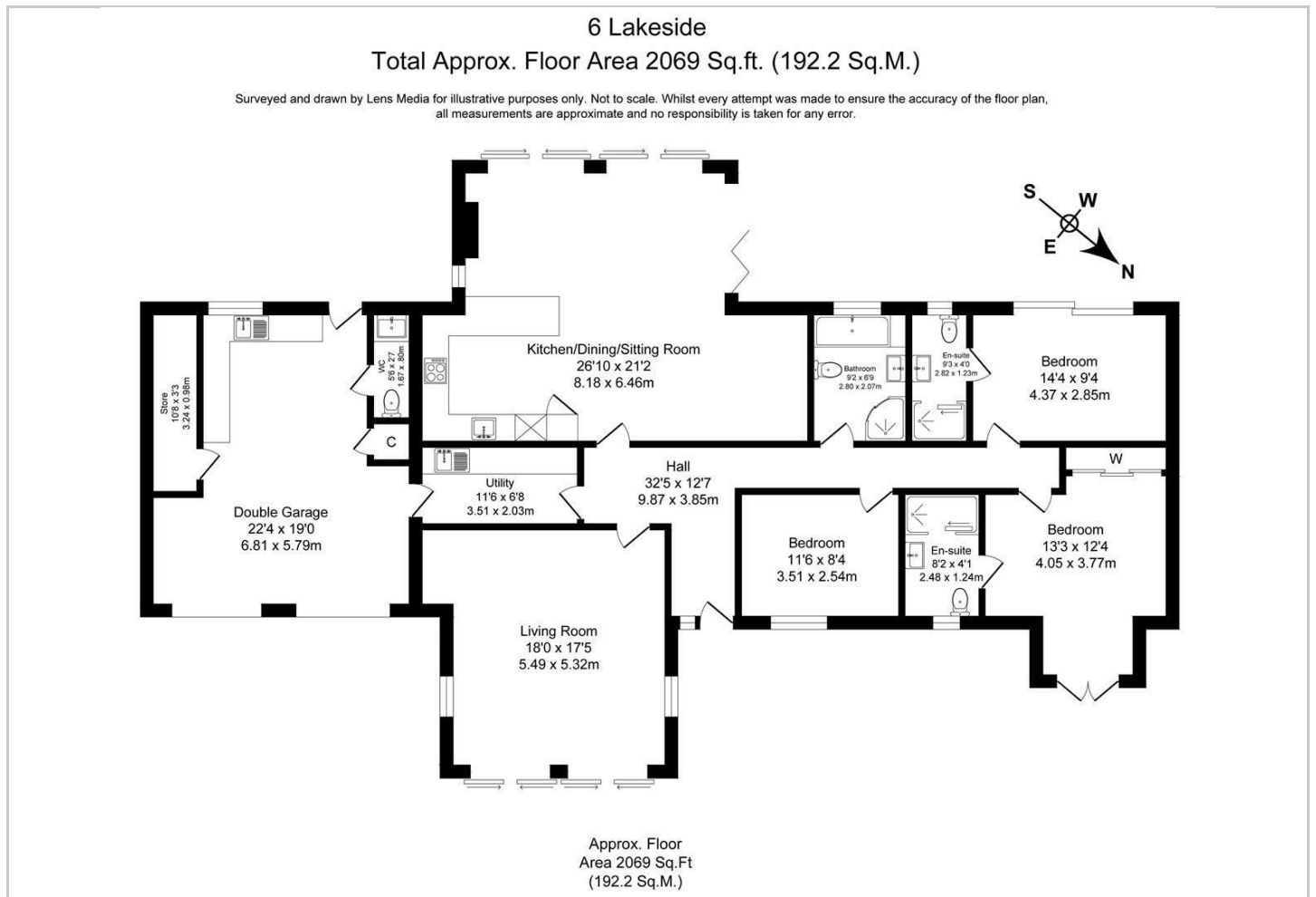
## Hybrid Map



## Terrain Map



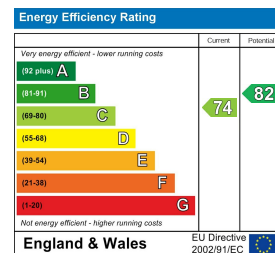
## Floor Plan



## Viewing

Please contact our Longridge Office on 01772 233380 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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