



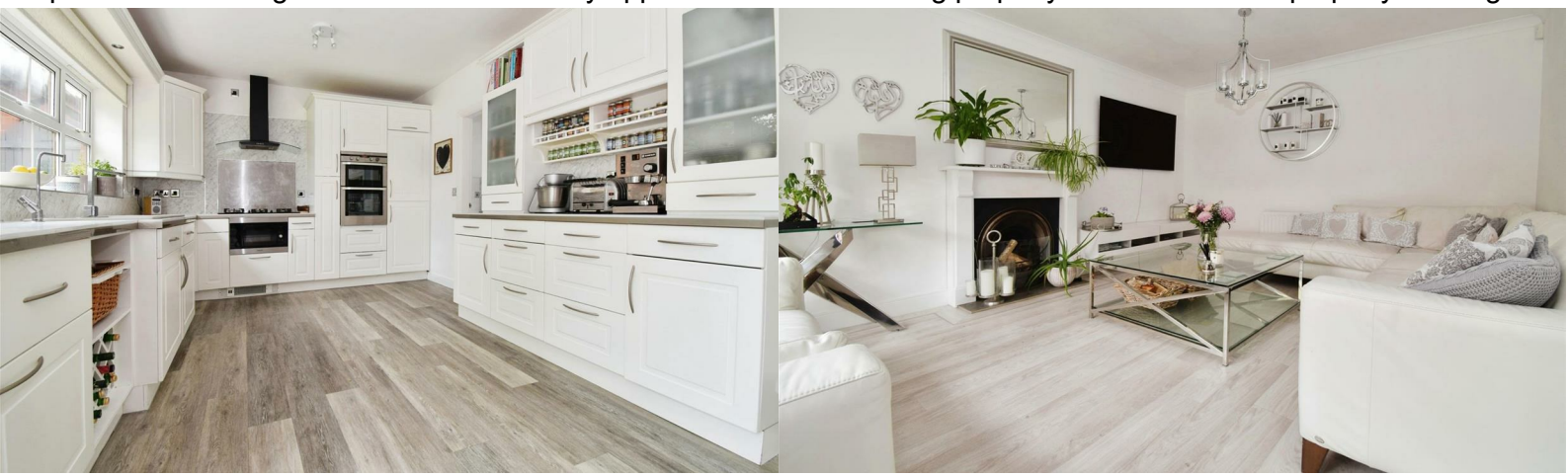
49 Douglas Lane

Grimsargh, Preston, PR2 5JB

£564,950



Holden's are delighted to introduce to the market this stunning six bedroomed family home in the sought after village of Grimsargh. This beautiful home is finished to an exceptionally high standard throughout and is a true credit to the current owners. The property comprises of an entrance hall which leads to an inviting living room, a snug, WC and finally through to a large kitchen/diner which is ideal for entertaining friends and family. A truly social area for modern living. Up the stairs to the first floor there are four double bedrooms, two with ensuites and a family bathroom, up to the second floor there are a further two double bedrooms both with ensuite bathrooms and an office. Outside the property there is a large driveway providing off road parking for multiple vehicles and a double garage. The rear garden is beautiful and ideal for entertaining during those long summer evenings or sitting and relaxing enjoying a quiet drink. Viewing is recommended to fully appreciate all this amazing property has to offer. This property is being





GROUND FLOOR

Entrance Hallway

uPVC double glazed front door and windows, doors to living room, snug, downstairs WC, kitchen/Diner, stairs to first floor.

Living Room

17'10" x 12'11" (5.438 x 3.941)

uPVC double glazed window to front, radiator, fireplace, wall mounted cupboards.

Second Reception Room

12'11" x 10'11" (3.949 x 3.336)

uPVC double glazed window to front, radiator, built in bookcase/shelves.

WC

5'4" x 4'11" (1.649 x 1.524)

WC, tabletop sink, wall mounted mirror, towel radiator, integrated shelf, downlights.

Kitchen/Diner

33'4" x 10'0" (10.165 x 3.062)

Radiator, two sets of uPVC double glazed French doors to rear, uPVC double glazed window to rear, base and wall units and worktops, one and a half bowl composite sink and drainer, built-in dishwasher, built-in fridge/freezer, built-in microwave, double oven and grill, four ring gas hob and extractor, door to utility, understairs storage cupboard.

Utility

7'4" x 5'4" (2.254 x 1.650)

Base and wall units and worktop, washing machine and dryer space, uPVC sink with drainer, radiator, wall mounted boiler, uPVC double glazed door to side.

FIRST FLOOR

Landing

Radiator, doors to four bedrooms, bathroom and boiler cupboard, stairs to second floor.

Bedroom 1

13'10" x 13'1" (4.220 x 3.997)

uPVC double glazed window to front, radiator, built-in wardrobes, door to en-suite.

En-suite

8'5" x 5'10" (2.574 x 1.789)

uPVC double glazed window to front, towel radiator, walk-in rainfall shower, sink with drawers underneath, wall mounted mirror, bath, WC, downlights.

Bedroom 2

13'3" x 10'3" (4.040 x 3.135)

uPVC double glazed window to rear, radiator, built-in wardrobes, door to en-suite.

En-suite

9'9" x 3'2" (2.993 x 0.977)

uPVC double glazed window to side, WC, towel radiator, wall mounted mirrored cabinet, table top sink, walk-in rainfall shower, downlights.

Bedroom 3

11'1" x 12'2" (3.402 x 3.716)

uPVC double glazed window to front, radiator, laminate flooring.

Bedroom 4

12'4" x 10'8" (3.761 x 3.270)

uPVC double glazed window to rear, radiator.

Bathroom

9'8" x 6'7" (2.947 x 2.029)

Walk-in rainfall shower cubicle, sink with drawers, WC, uPVC double glazed window to rear, bath, towel radiator, shaver plug socket, downlights.

SECOND FLOOR

Landing

uPVC double glazed window to front, radiator, doors to two bedrooms and office.

Office

12'0" x 5'10" (3.658 x 1.799)

Radiator, built-in storage cupboard, wall mounted shelf, attic access.

Bedroom 5

13'1" x 12'4" (4.003 x 3.765)

uPVC double glazed window to front, radiator, door to en-suite

En-suite

8'9" x 3'8" (2.669 x 1.121)

Towel radiator, uPVC double glazed window to side, WC, tabletop sink, walk-in rainfall shower, wall mounted mirror, downlights.

Bedroom 6

12'6" x 12'4" (3.811 x 3.774)

uPVC double glazed window to front, radiator, door to en-suite.

En-suite

9'10" x 3'8" (3.000 x 1.126)

Walk-in rainfall shower, tabletop sink, wall mounted mirror, WC, towel radiator, uPVC double glazed window to side, downlights.

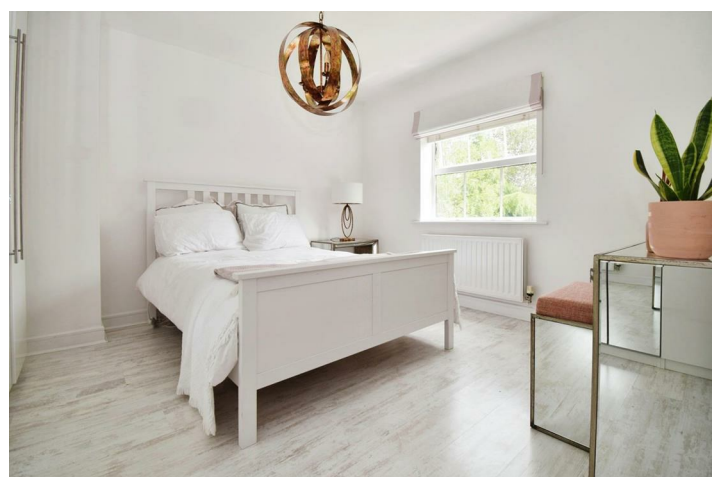
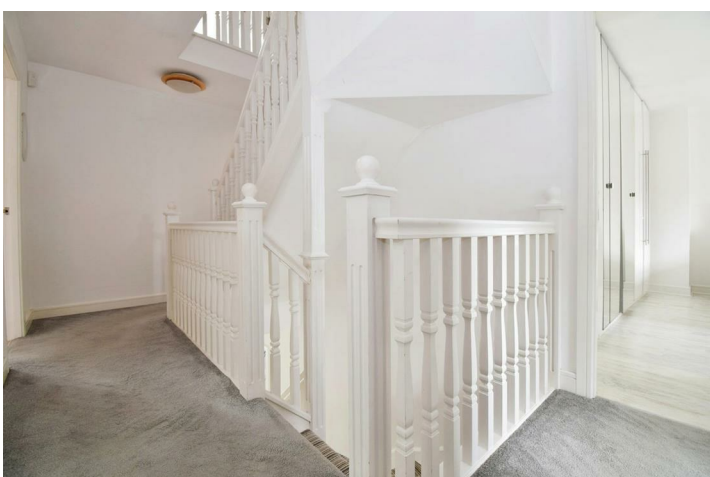
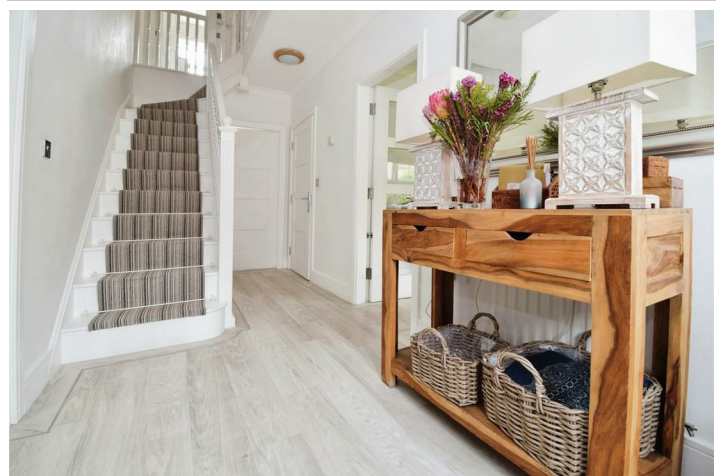
EXTERNALLY

To the front there are two small fence fronted lawns, flagged path to door and round side, driveway to side with room for multiple cars, detached double garage with 'up and over' door.

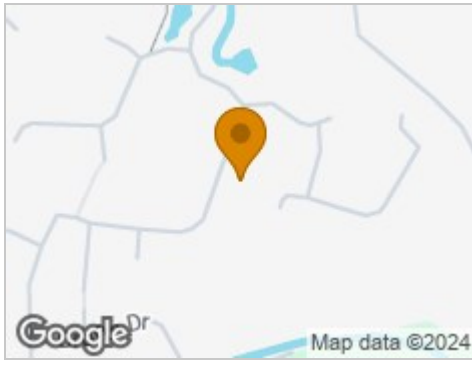
To the rear there is a flagged patio area, lawn leading to to further flagged patio, slate chippings area, leading to decking area with canopy, hot tub and outdoor BBQ and cooking unit.

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



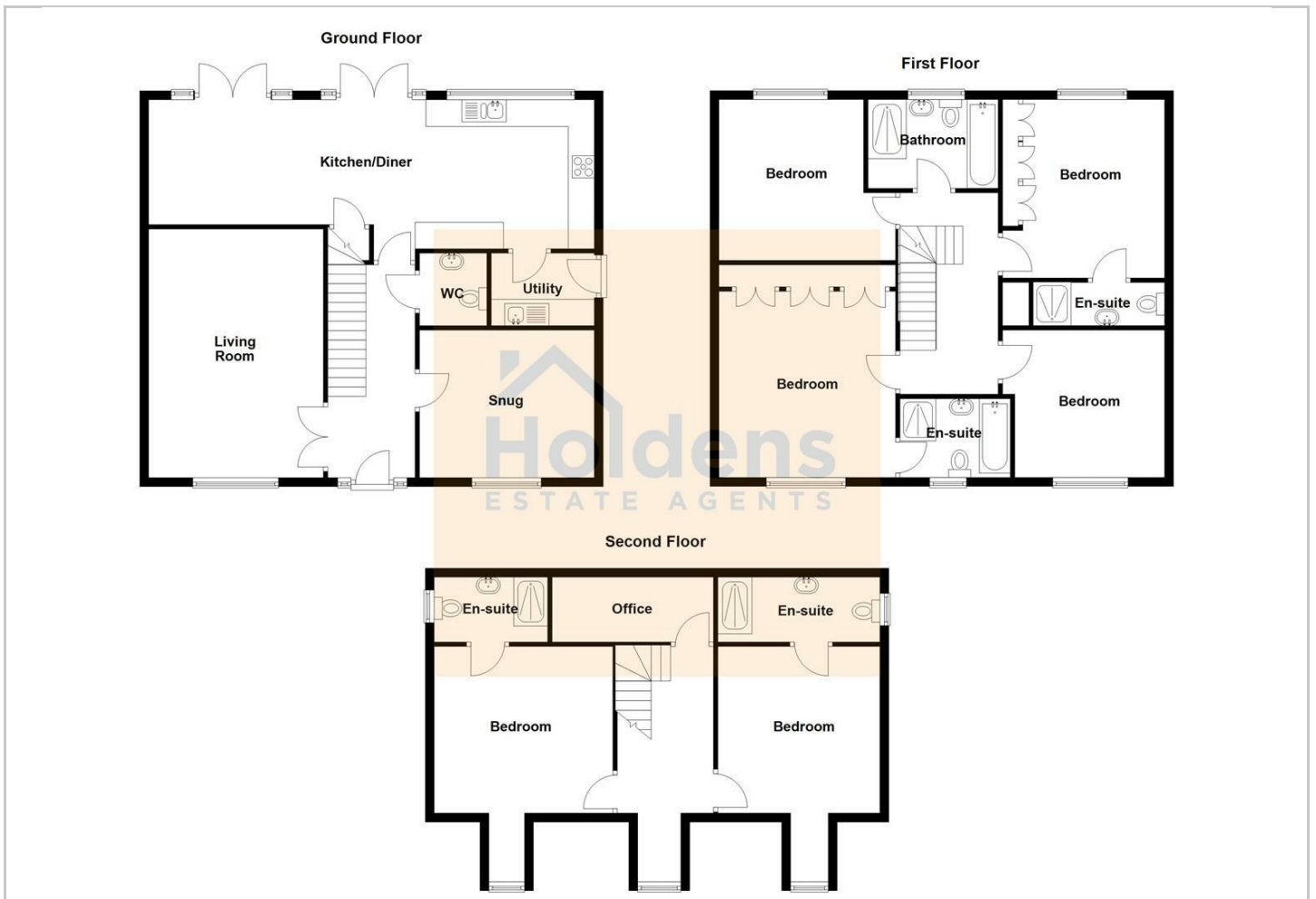
Hybrid Map



Terrain Map



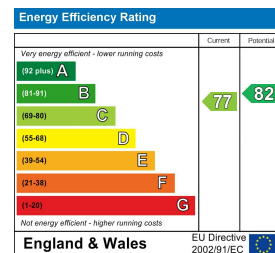
Floor Plan



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



Misdescriptions Act

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