



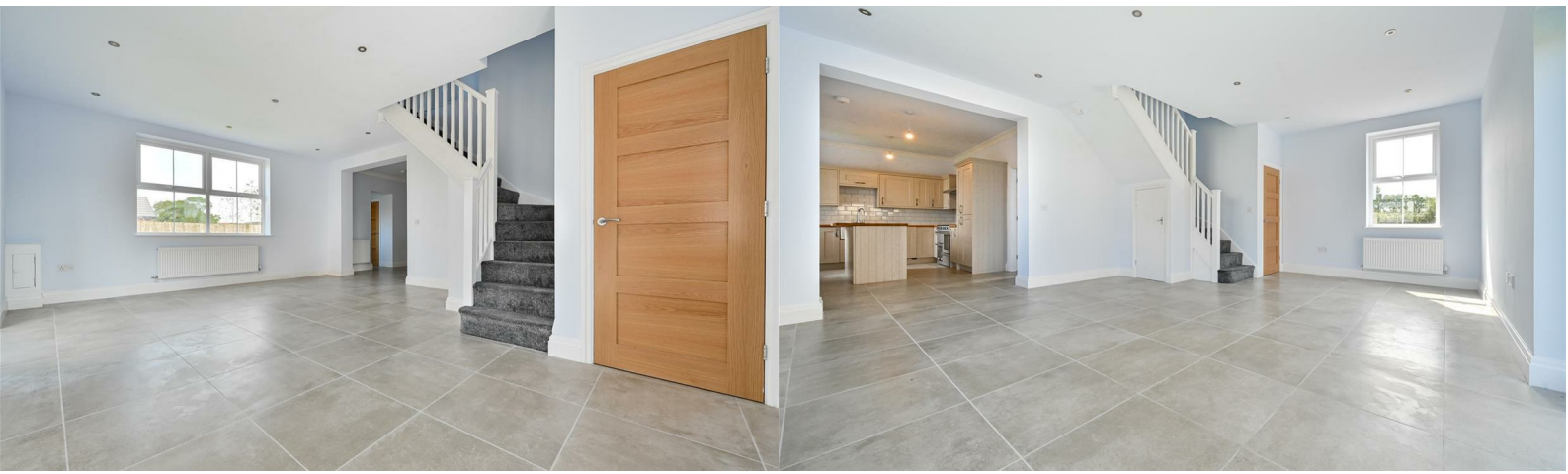
Spar House Farm Cottage Lewth Lane

Woodplumpton, Preston, PR4 0TD



£420,000

We are delighted to introduce to the market this lovely four bed detached family home in the sought after location of Woodplumpton. Recently refurbished to a high standard throughout this wonderful property would make an ideal family home. With wonderful countryside on your doorstep and also a short drive to local amenities and good schools. The property comprises of a large living/dining room which opens up onto a lovely farmhouse style kitchen, off the kitchen is a living room. Utility area and a downstairs WC. Up the stairs to the first floor there are four good sized bedrooms, an ensuite to the master and a family bathroom. To the front of the property there is ample space for off road parking, side garden wrapping round to a large rear private garden. Viewing is essential to fully appreciate all this lovely property has to offer. Freehold. Council Tax E.





GROUND FLOOR

Entrance porch

uPVC double glazed front door, door into living/dining room.

Living/Dining Room

21'6" x 15'10" (6.575 x 4.840)

Two radiators, stairs to first floor, under stairs storage cupboard, tiled floor, uPVC double glazed French doors to side, uPVC double glazed window to rear, opening through to kitchen.

Kitchen

16'10" x 9'10" (5.136 x 3.007)

Base units, wall units and worktops, uPVC double glazed window to rear, Belfast sink, built in wine fridge, built in dishwasher, double oven and double grill, six ring electric hob and extractor, built-in fridge/freezer, tiled floor, tiled splashback, Island with storage and breakfast bar, radiator, door to living room, opening to rear porch/utility.

Rear Porch/ Utility

uPVC double glazed back door, radiator, doors to WC and storage cupboard (plumbing for washing machine).

WC

5'9" x 2'6" (1.759 x 0.772)

WC, sink with Built-In cupboard.

Living Room

16'10" x 11'6" (5.144 x 3.527)

Two uPVC double glazed window to front, radiator, fireplace with real fire, new carpet.

FIRST FLOOR

Landing

Attic access, doors to four bedrooms and bathroom.

Bedroom 1

16'10" x 11'5" (5.148 x 3.501)

Two uPVC double glazed windows to front, radiator, door to ensuite.

Ensuite

8'6" x 6'3" (2.603 x 1.918)

Towel radiator, uPVC double glazed window to front, WC, sink with built-in cupboard, shower cubicle, down lights.

Bedroom 2

11'6" x 10'10" (3.518 x 3.315)

uPVC double glazed window to front, radiator.

Bedroom 3

15'8" x 9'8" (4.800 x 2.952)

uPVC double glazed window to rear, radiator.

Bedroom 4

9'10" x 7'4" (3.019 x 2.255)

uPVC window to rear, radiator, attic access.

Bathroom

8'11" x 6'6" (2.734 x 1.984)

Bath, sink with pedestal, towel radiator, WC, shower cubicle, uPVC double glazed window to rear.

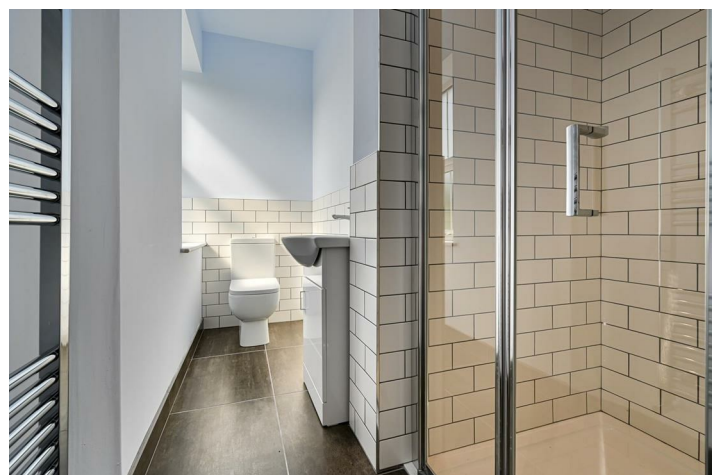
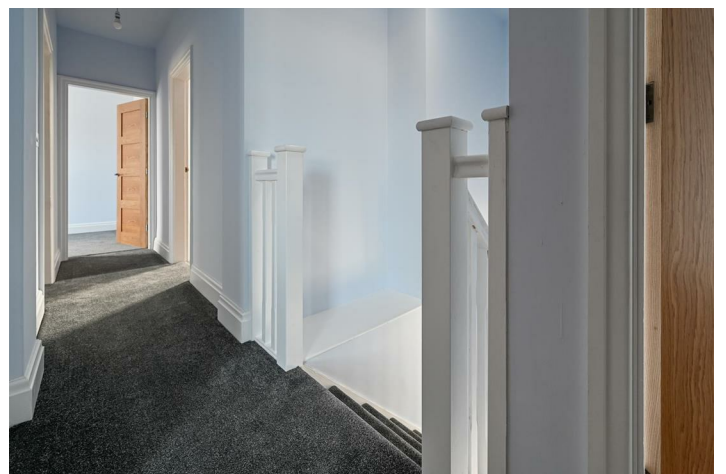
EXTERNALLY

Driveway stoned front providing off road parking for multiple cars, small lawn, flagged path leading round the side of the house to the rear, fencing to sides, wall to front, lawn at side continues round to rear.

To the rear there is a large lawned private garden, fenced all round, flagged patio, outdoor tap.

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

66 Derby Road, Longridge, Preston, PR3 3FE
Tel: 01772 233380 Email: longridge@holdens.co.uk www.holdens.co.uk