



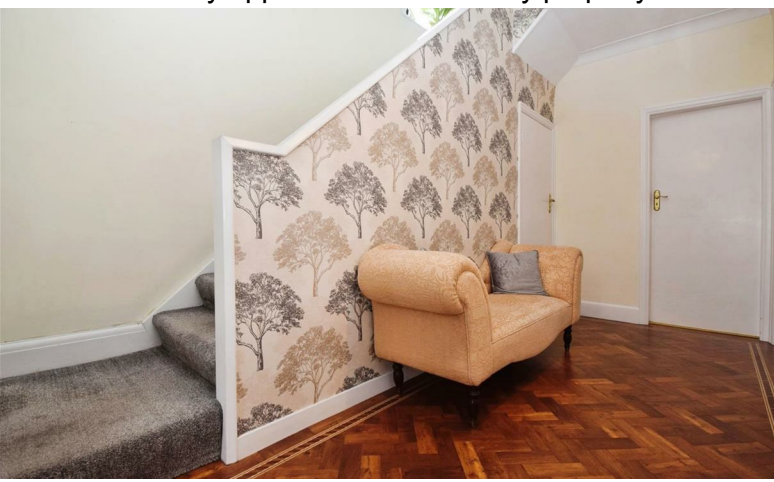
## 278 Longridge Road

Grimsargh, Preston, PR2 5SA



**£499,950**

An imposing detached residence enjoying views over open fields to the side and rear. This superb family home offers spacious accommodation throughout. The property comprises of a bright entrance hall which leads to a living room, dining room, downstairs wc and snug, through the snug you arrive in the kitchen and further through into a spacious conservatory currently used as a dining room which opens up onto a lovely peaceful private rear garden. Up the stairs there are four spacious bedrooms, a family bathroom, separate wc and a shower room in the master bedroom. To the front of the property there is a large flagged driveway providing ample off road parking. There is an integral garage. Close to major transport links and good schools, this lovely home would suit a wide range of buyers. Viewing is essential to fully appreciate all this lovely property has to offer.







## GROUND FLOOR

### Entrance Porch

uPVC double glazed door, tiled, door to hallway.

### Entrance Hallway

Radiator, door to storage/cloakroom with window, door to WC, study, living room, snug, stairs to first floor.

### Study

12'11" x 12'11" (3.954m x 3.946m)

uPVC double glazed bay window to front, gas fire, radiator.

### Living Room

16'7" x 12'10" (5.073m x 3.936m)

Radiator, electric wood burner, feature fireplace, uPVC double glazed, French Doors into Conservatory.

### Conservatory

15'5" x 12'11" (4.703m x 3.943m)

uPVC double glazed door to rear, uPVC double glazed French doors to rear, uPVC double glazed windows, tiled, radiator, solid roof.

### Kitchen

12'11" x 9'2" (3.945m x 2.796m)

uPVC double glazed window to rear, uPVC double glazed window to side, one and half bowl stainless steel sink and drainer, cupboard housing combi boiler, built-in dishwasher, plumbing for washing machine, double oven and grill, wall and base units, worksurfaces, five ring gas hob, extractor, tiled splashbacks, downlights, radiator, attic access.

### Snug

9'1" x 8'11" (2.778m x 2.72m)

uPVC double glazed window to side, radiator, built-in cupboard.

## FIRST FLOOR

### Landing

Single glazed feature window to the side, arch through to doors for WC and bathroom, arch through to bedroom two and three, door to bedroom four, loft access, loft is boarded for storage and has electric lighting and a Velux window.

## WC

6'1" x 2'7" (1.870m x 0.807m)

uPVC double glazed window to side, down lights,

## Bathroom

8'11" x 6'11" (2.743m x 2.117m)

uPVC double glazed window to rear, tiled floor, shower cubicle, bath, vanity wash hand basin, towel radiator, downlights.

## Bedroom 1

13'9" x 11'9" (4.267m x 3.606m)

uPVC double glazed window to rear, radiator, doorway to ensuite, shower cubicle, wash hand basin.

## Bedroom 2

17'8" x 9'4" (5.409m x 2.845m)

uPVC double glazed window to front and rear, two radiators, attic access.

## Bedroom 3

12'11" x 8'11" (3.958m x 2.725m)

uPVC double glazed bay window to front, radiator.

## Bedroom 4

9'3" x 9'2" (2.820m x 2.813m)

uPVC double glazed window to front, radiator.

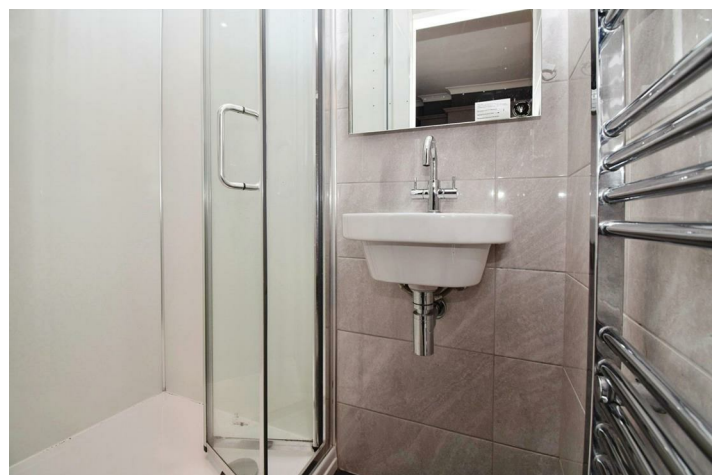
## EXTERNALLY

Double entrance driveway, turning area, ample off road parking, flowerbeds, views across to the fields from the front, side and rear. Garage with electric door, electric and lighting on a separate fuse box. To the rear there is a decking area, patio area, lawn, flowerbeds, door to garage, side shed, views across open fields. Flagged pathway round the side, gates to front from both sides.

## 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



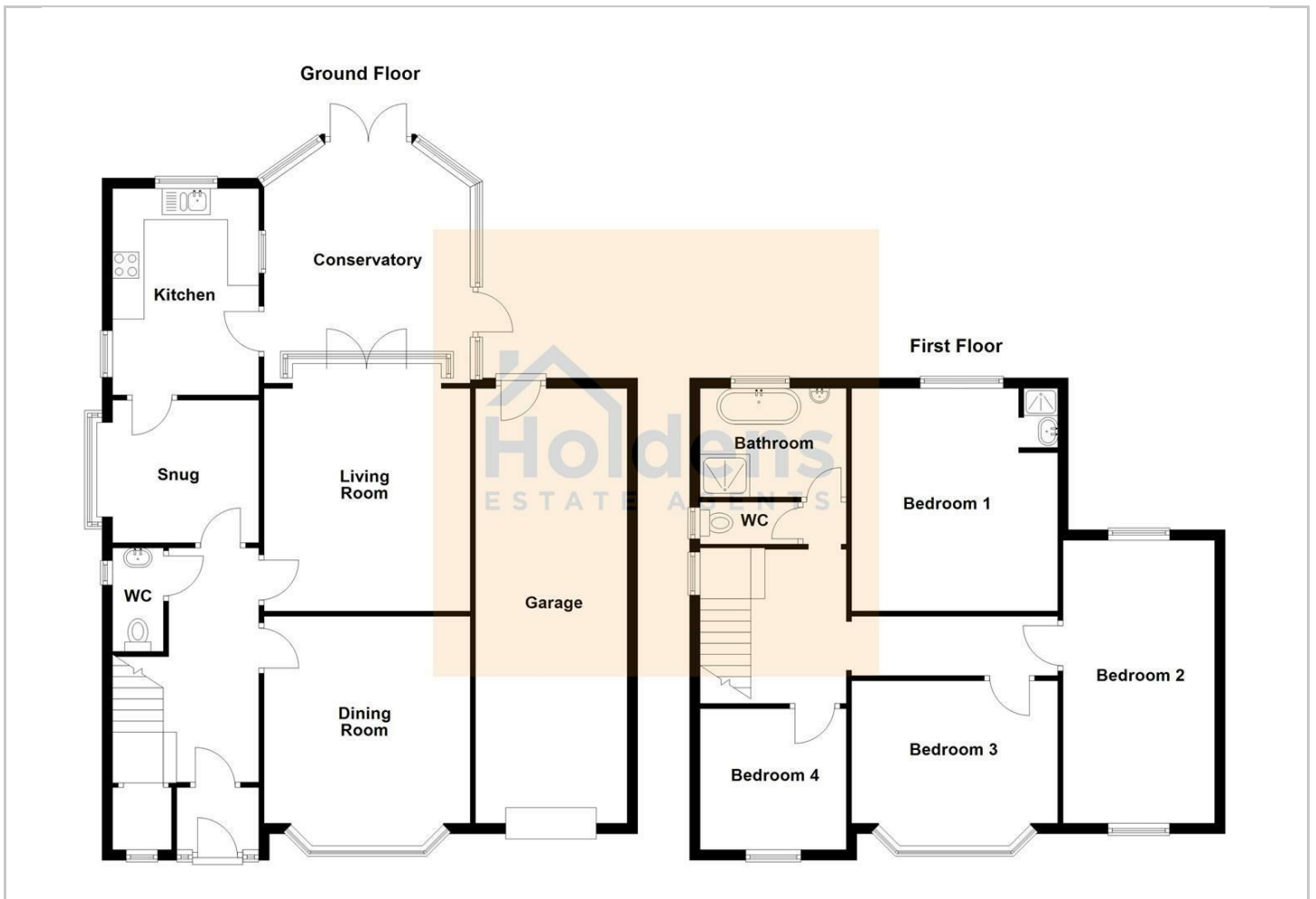
## Hybrid Map



## Terrain Map



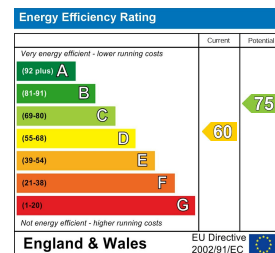
## Floor Plan



## 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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