

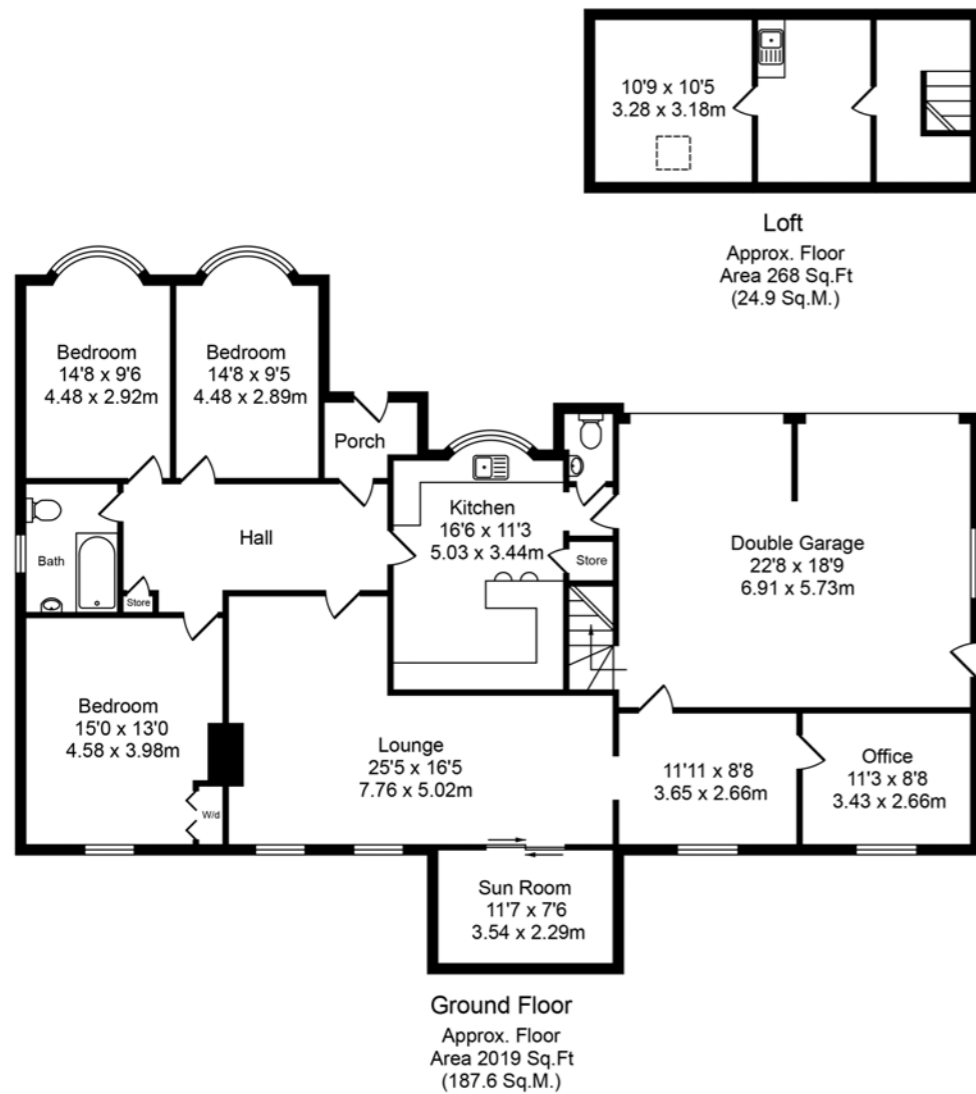


Ormskirk: 01695 570102
 Southport: 01704 778668

Parbold: 01257 442789
 Chorley: 01257 241173
 arnoldandphillips.com

Total Approx. Floor Area 2287 Sq.ft. (212.5 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Tenure: We are advised by our client that the property is Freehold
 Council Tax Band: F

Every care has been taken with the preparation of this Sales Brochure but it is for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. This Sales Brochure does not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting www.landregisteronline.gov.uk. The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.

Arnold and Phillips are delighted to bring to market a rare opportunity to acquire this impressive three/four bedroom detached true bungalow, residing within an established plot along the sought after Gorsey Lane in Mawdesley, West Lincs.

Nestled along the highly regarded Gorsey Lane, this charming property resides within close proximity to the local village centre and enjoys all the beauty of semi-rural living whilst enjoying all the conveniences of its modern setting.

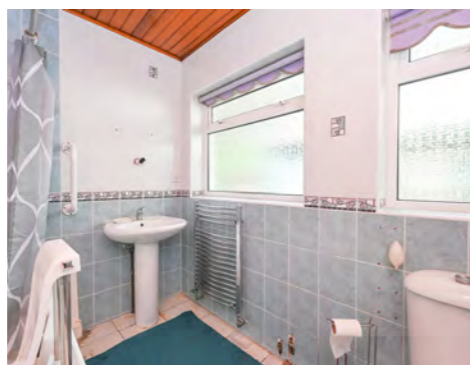
Approached via a large sweeping driveway, off road parking is provided for multiple vehicles along with a spacious double garage. Access is granted via the main front entrance porch, with one received into a brightly lit central entrance hallway. The front of the property enjoys two bay fronted bedrooms, both of which are double in size and decorated to a neutral finish. Residing centrally is a generously proportioned L-shaped main living room which is centred around a traditional feature fireplace and is flooded with an abundance of natural light via dual aspect windows and adjoining garden sunroom.

A fitted traditional kitchen also resides centrally and provides an array of wall, base and tower units, featuring a range of integrated appliances and stylish work surfaces and breakfast bar peninsula. The rear of the property enjoys a further bedroom and two additional reception rooms, presently utilised as an office but fully capable of performing as a fourth bedroom if required. The internal living accommodation is completed with a handy loft room which could be utilised as a home office or additional sleeping accommodation.

The rear of the property enjoys an incredibly private aspect and is bordered by a range of established trees, plants and shrubs, with an uninterrupted outlook over the surrounding countryside impressing from all angles. A centrally turfed main lawn has been well tended and approaches an ample patio terrace which extends around the exterior of the property, providing an ideal space in which to entertain and dine alfresco.

Extending to a generous 2,287 square feet of true bungalow living accommodation, gas central heating and double glazing are provided as standard throughout. With unparalleled potential to further develop and customise, the true scope of potential available within is apparent and well-worthy of internal inspection.





KEY FEATURES

- Detached True Bungalow
- Three/Four Bedrooms
- Circa 2287 Square Feet
- Traditional Fitted Kitchen
- Private Rear Garden
- Uninterrupted Outlook Over Surrounding Countryside
- Large Sweeping Driveway
- Spacious Double Garage
- Beautiful Semi-Rural Location



