

# Property Details

38 Oystercatcher Lane, Longridge,  
Preston, Lancashire, PR3 2RS

Guide Price **£399,950**



# Property Photos

38 Oystercatcher Lane, Longridge, Preston, Lancashire, PR3 2RS



Creation Date

02/07/2025



# Property Photos

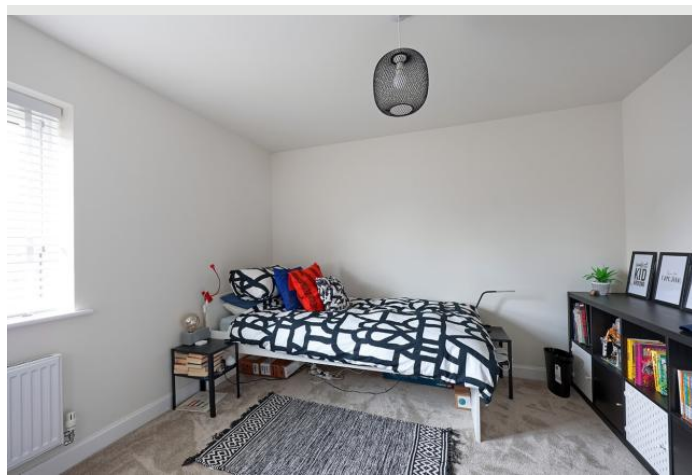
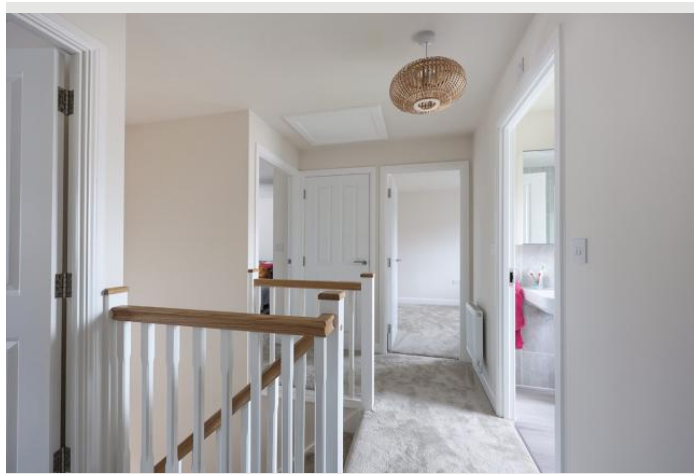
38 Oystercatcher Lane, Longridge, Preston, Lancashire, PR3 2RS



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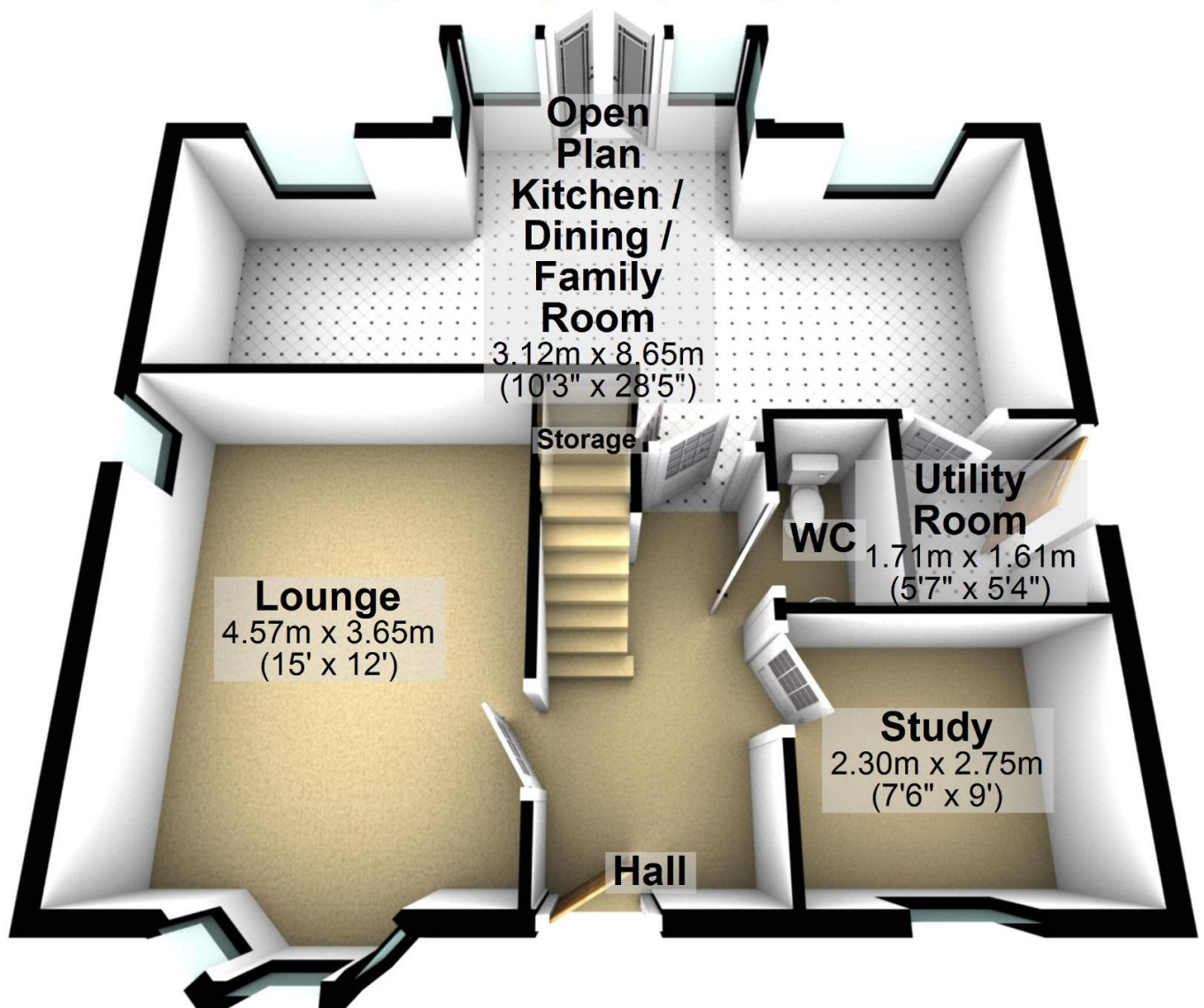
02/07/2025

# Property Floor Plans

38 Oystercatcher Lane, Longridge, Preston, Lancashire, PR3 2RS

## Ground Floor

Approx. 66.6 sq. metres (717.2 sq. feet)



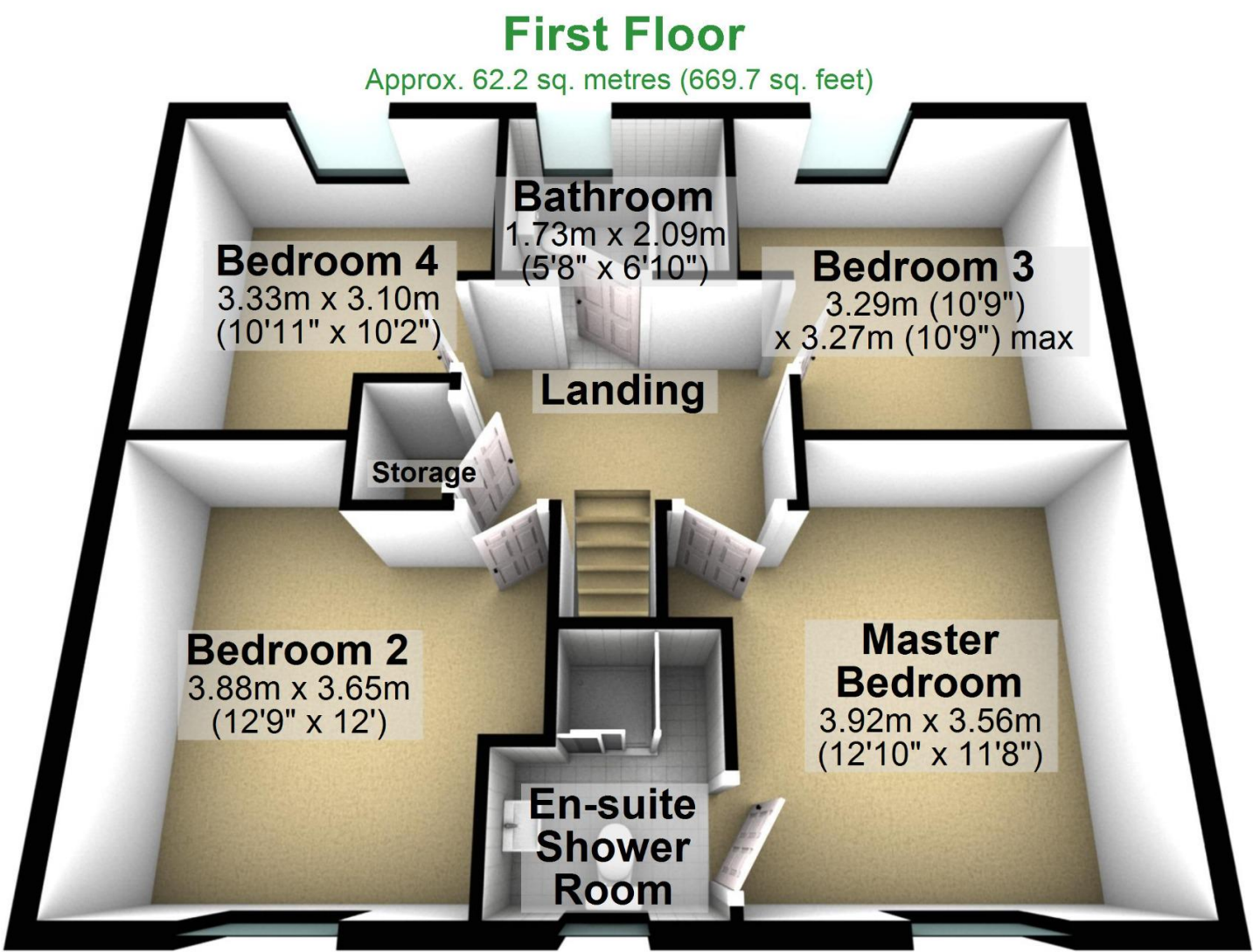
Total area: approx. 128.8 sq. metres (1386.9 sq. feet)

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# Property Floor Plans

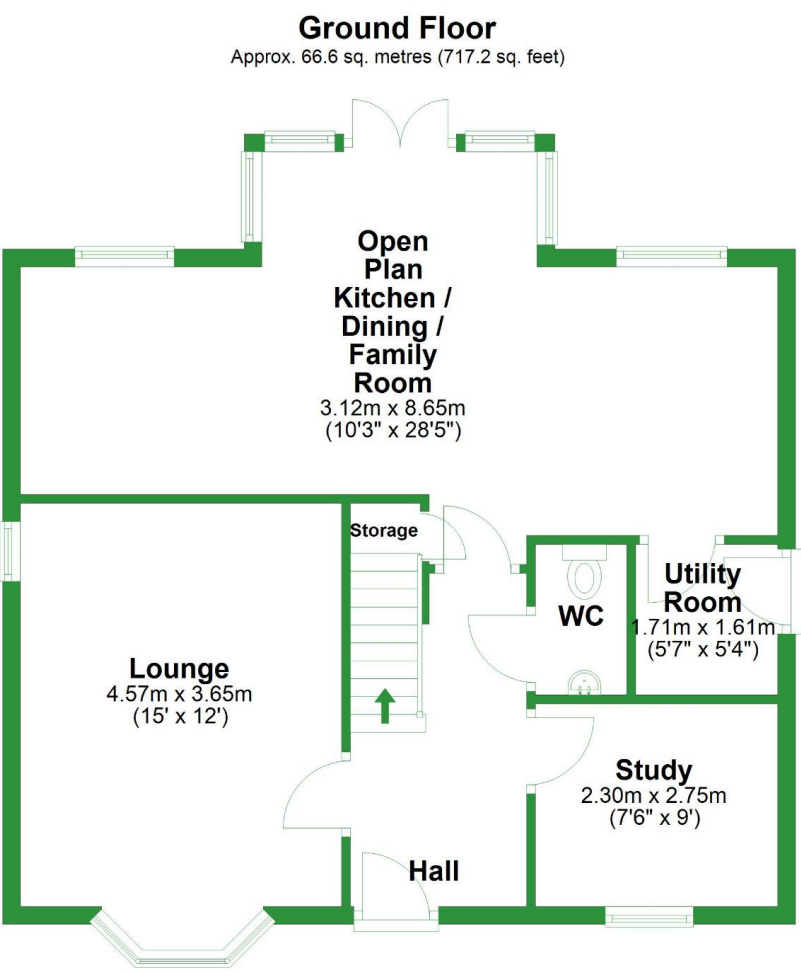
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# Property Floor Plans

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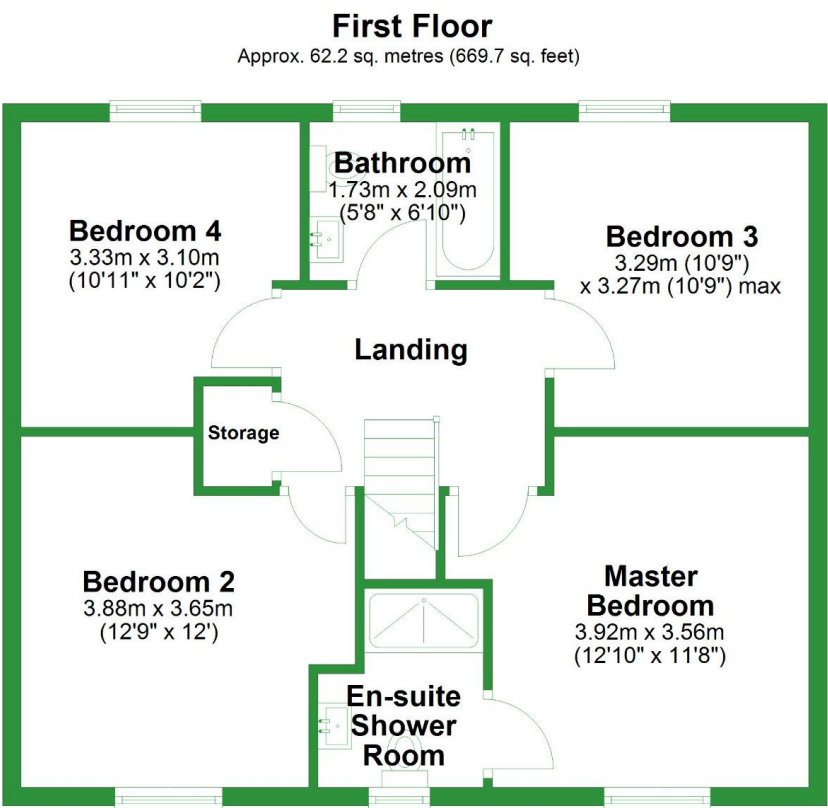


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# Property Floor Plans

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# Property EPC

38 Oystercatcher Lane, Longridge, Preston, Lancashire, PR3 2RS

01/07/2025, 09:15

Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Energy performance certificate (EPC)

38 Oystercatcher Lane Longridge PRESTON PR3 2RS	Energy rating <b>B</b>	Valid until: 10 March 2034 Certificate number: 6500-4894-0032-2394-3743
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Property type

Detached house

Total floor area

135 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Property owners get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:  
the average energy rating is D  
the average energy score is 60

Score

Energy rating

92+	A
81-91	B
69-80	C
55-68	D
39-54	E
21-38	F
1-20	G

Current

Potential

64 B

83 A

<https://find-energy-certificate.service.gov.uk/energy-certificate/6500-4894-0032-2394-3743?print=true>

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# Property Info

38 Oystercatcher Lane, Longridge, Preston, Lancashire, PR3 2RS

Property Type
House
Property Style
Detached
Bedrooms
4
Bathroom
2
Receptions
3
Tenure Type
Freehold
Floor Area
1386.9
Agency Type
Sole
Parking
Garage
Type
Sales
Electricity
Mains Supply

# Property Info

38 Oystercatcher Lane, Longridge, Preston, Lancashire, PR3 2RS

Water Supply
Mains
Sewerage
Mains Supply
Heating
Gas Central
Broadband
FTTC, FTTP
Accessibility
-
Restrictions
-
Condition
Good
Flooded In Last Five Years
No
Current Annual Ground Rent
-
Current Service Charge
-
Rent Review Period (Year)
-



# Property Info

38 Oystercatcher Lane, Longridge, Preston, Lancashire, PR3 2RS

Ground Rent Percentage Increase

-

Service Review Period (Year)

-

Lease End Date

-

Price Qualifier

Guide Price

Price

£399,950

Land Size

-

Age of Property

Modern Minimalist

Year Built

2024

New Home

No

# Property Features

38 Oystercatcher Lane, Longridge, Preston, Lancashire, PR3 2RS

## Feature 1

Four Bedroom Detached

## Feature 2

Detached Garage

## Feature 3

Open Plan Kitchen/dining/living Area

## Feature 4

Study

## Feature 5

Utility Room

## Feature 6

Master Bedroom With Ensuite

## Feature 7

Family Bathroom

## Feature 8

Rear Garden

## Feature 9

Sought After Development

## Feature 10

Close To Local Amenities

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# Property Description

38 Oystercatcher Lane, Longridge, Preston, Lancashire, PR3 2RS

## Beautifully Upgraded Four-Bed Detached in Sought-After Longridge

Welcome to this stunning four-bedroom detached family home, perfectly situated in the sought-after area of Longridge. Finished to an exceptional standard, this property has benefited from upgrades and extras throughout, offering luxurious and practical living spaces ideal for modern family life.

### Key Features

- Four-bedroom detached home in Longridge
- Detached garage, private driveway and EV charging point
- Upgrades and extras throughout
- Stylish bay-fronted lounge
- Second reception room - perfect home office, playroom or snug
- Spacious kitchen/dining/family room with high-end finishes
- Separate utility room and downstairs WC
- Master bedroom with en-suite shower room
- Three further double bedrooms
- Modern family bathroom
- Landscaped rear garden ideal for entertaining
- Close to local amenities and major transport links

### Agent's Perspective

Step inside to a spacious and light-filled bay-fronted lounge, perfect for relaxing or entertaining. A second reception room provides convenient space for either working from home, a quiet retreat, or even a child's playroom. The heart of the home is the impressive open-plan kitchen/dining/family room, featuring high-end fittings, upgraded appliances, and ample space for family gatherings. A handy utility room and a stylish downstairs WC complete the ground floor. Upstairs, the generous master bedroom comes with an en-suite shower room, while three further double bedrooms are served by a contemporary family bathroom, designed with quality in mind. Externally, the property boasts a detached garage, a private driveway, EV charging point (PodPoint) controlled via an app and a well-maintained large rear garden, perfect for outdoor entertaining or family play.

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## Client's Perspective

This home has given all the conveniences of a modern house, but in a traditional build style. The development is so open, spacious and filled with green spaces, it really feels part of the countryside that its surrounded by. Ive really enjoyed the position of the home, open and green at the front, and not overlooked at the back, something that isnt so common these days. It's always felt private, sunny and bright. Longridge has lots to offer, and even though its wonderfully quiet at the house, everything is within a short walk away, as well as access to great longer walks and space if you want it

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