

**116 Pilling Lane, Preesall, Poulton Le Fylde, FY6
0HG**

£349,950



Full Description

This stunning 4-bedroom detached house offers the perfect blend of modern amenities and spacious living. As you approach, you are greeted by a driveway and garage, providing ample parking space. The house is equipped with solar panels and battery storage, ensuring energy efficiency. An EV charge point is also available for electric vehicle owners.

Features

- Four Bedroom Detached House
- Gas Central Heating / UPVC Double Glazed
- Two Conservatories
- Garage and Driveway
- South Facing Rear Garden

Inside, the house boasts a generous layout with two conservatories and a utility room, offering additional living and storage space. The garage is not only convenient for parking but also features power and water connections for added functionality.

With three bathrooms, convenience is key for busy households. A cozy log burner adds warmth and charm to the living space. The south-facing rear garden is a tranquil retreat, perfect for enjoying sunny days and outdoor gatherings. This property truly offers a comfortable and sustainable living experience.

Porch Approx 1.8m x 1.0m

Upvc windows and door. Carpeted floor. Upvc Entrance door to hallway

Hallway Approx 4.5m x 1.7m

Bright and airy, Vinyl flooring, Staircase to upper floor. Understairs storage. Access to Lounge and Kitchen. Radiator.

Lounge Approx 4.9m x 4.2m

Good size family room, carpeted, large bay Upvc window, cast iron/wood fire surround. Glass panel interior door.

Kitchen/Dining Room Approx 5.5m x 3.8m

Spacious area, white wall and base units, Gas hob and electric oven, Space for fridge and dishwasher. Large window over looking the rear garden. Log burner and stone surround, perfect for those cozy winter nights. Double radiator, vinyl flooring, half paneled walls. Door leading to conservatory .

Conservatory One Approx 3.6m x 2.4m

Lovely summer room Upvc windows and sliding door leading to garden. Radiator, Laminate flooring, pitched roof with composite tiles and insulation.

Conservatory Two Approx 3.6m x 2.2m

Upvc built, tiled floor

Utility Room Approx 3.1 x 1.7m

Recently been converted, W/C, sink with electric tap. Plumbed for washing machine and space for tumble dryer. Amtico flooring, cladded walls.

Bedroom One Approx 5.5m x 3.6m

Good size main bedroom, carpeted, radiator, two Upvc windows letting in plenty of natural light. Ensuite

Ensuite Approx 1.8m x 1.5m

Shower cubicle with mains shower, sink with electric tap and W/C vanity unit, radiator and vinyl flooring. Upvc window

Bedroom Two Approx 3.8m x 2.9m

Double room, Upvc window, carpeted and radiator. Situated at the rear of the property.

Bedroom Three Approx 3.5m x 3.1m

Double room with fitted wardrobes, Laminate flooring, Upvc window and radiator. Situated at the rear of the property.

Bedroom Four Approx 3.1m x 2.8m

Single/small double or even an office, Carpeted floor, Velux window with views over Morecambe Bay and radiator.

- 12 Solar Panels and Battery Storage
- EV Charge point

Contact Us

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Bathroom Approx 2.5m x 2.4m

Large family size room with shower cubicle and electric shower. W/C and vanity sink. Upvc window with shutters, Tiled walls and floor, plenty of storage.

Garage

Good size with shelving. Electric door on remote control. Lighting and water plumbed. Combi Boiler, Solar panel battery storage. EV Charge point.

Front and Rear Garden

Front garden / Driveway is blocked paved, room for 2-3 cars, nice rockery to the side. Power point for Caravan, External power points surround. Rear garden, bedding out area, Astroturf and flagged. Trees and shrubs, outside tap, external power point.









