



**Reynard Close, Longton, Preston**

**£589,995**

The Masterton is the epitome of flexible modern day living. This home can be styled to suit your lifestyle, whether that's making the dining room into a snug or play area, or creating a home gym in the double integral garage, which can be accessed from the grand hallway, an open space that maximises light throughout the depth of the ground floor.

The open plan kitchen/family area features a stylish island and large bi-folding doors, creating a light and airy space, bringing the outdoors in and linking to the paved patio and turfed garden, making this the perfect area to entertain in. The formal lounge has space for the whole family with room for two sofas and a feature chair, and is complete with a large window, filling the room with light.

There are five spacious bedrooms, including the main bedroom which has a winged wall, creating a striking dressing area. Two of the rooms link to stylish en-suites, complete with shower enclosures and white sanitaryware, and the main bathroom has a double ended bath as well as a separate shower enclosure, so there's plenty of options for the whole family during busy mornings.

The Masterton has enviable kerb appeal too, featuring a peak with tudor boarding and an entrance canopy, not forgetting the block paved driveway.

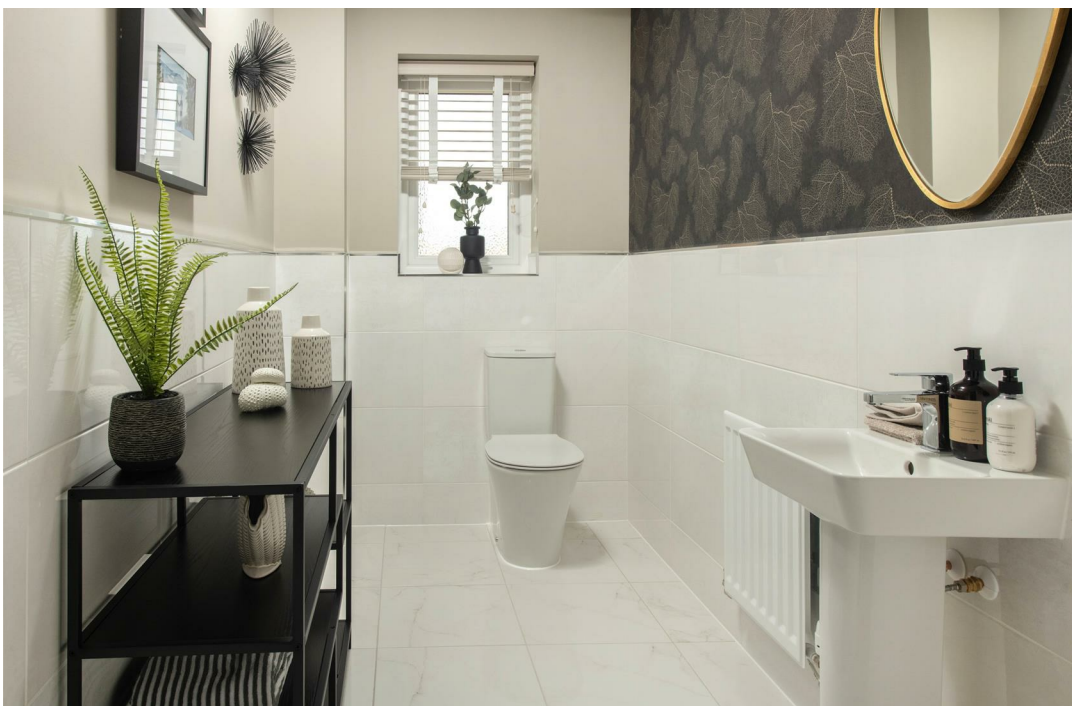






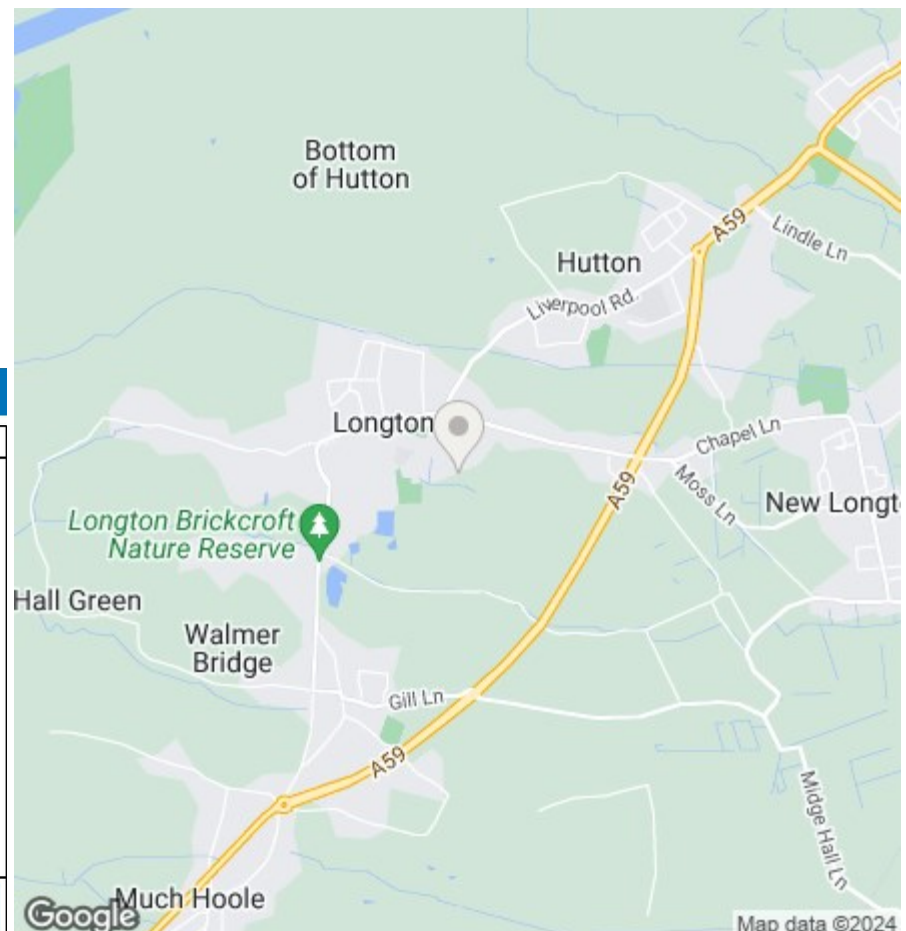








We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. All measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		