



4 Bedroom Detached House located in Poulton-le-Fylde.

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28 Mains Lane , Poulton-le-Fylde, Lancashire , FY6 7LF



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£495,000

Welcome to 28 Mains Lane situated in a much sort after location. Set within grounds of 1/3 acre this detached bungalow offers 4/5 bedrooms, spacious dining kitchen, lounge, main bathroom, utility room, gym room and a beautiful private rear garden. Offering privacy to the front through gated access leading to a driveway with parking for multiple cars. With access to motorway links and close proximity to local schools, shops and restaurants. There is also huge

FULL DESCRIPTION

FRONT ELEVATION

Gated access to the front of the property leading to a gravelled driveway providing ample parking for multiple vehicles. Lawned area surrounding by mature trees and hedges providing privacy from the road and neighbouring properties.

ENTRANCE PORCHWAY

Brick steps leading up to the uPVC double glazed front door entering into the porchway. Further internal door allows access into the entrance hallway

ENTRANCE HALLWAY

3' 10" x 22' 3" (1.17m x 6.78m)

Leading through to the rear of the property with wood flooring throughout, feature panelled walls and two ceiling lights. Open staircase leading up to the loft room.

LOUNGE

9' 11" x 21' 7" (3.02m x 6.58m)

uPVC double glazed bay window to the front and a uPVC double glazed window to the side, carpeted flooring and feature log burner

DINING KITCHEN

24' 6" x 11' 3" (7.47m x 3.43m)

The kitchen area comprises of a range of Oak wall and base units with black granite worktops with built in oven, five ring electric hob and extractor hood. Space for a wine cooler, built in microwave and fridge freezer with water and ice machine The breakfast island provides a great workspace and houses a stainless steel 1.5 sink with mixer tap. Radiator housed in a feature cover.

Situated to the rear of the property this extended dining kitchen provides an excellent entertaining space with Bifold doors looking out onto a private rear garden.

Door leading through to the utility room

MASTER BEDROOM

9' 11" x 12' 1" (3.02m x 3.68m)

uPVC double glazed bay fronted window, carpeted flooring and radiator

BEDROOM TWO

9' 10" x 8' 10" (3m x 2.69m)

uPVC double glazed window to the side, carpeted flooring, feature panelled wall and radiator.

BATHROOM

6' 6" x 5' 8" (1.98m x 1.73m)

Fully tiled walls and floor with built in bath with shower over and additional hand held shower with mixer tap, hand wash basin, low flush w/c and wall mounted heated towel rail.

BEDROOM FOUR/DRESSING ROOM

9' 9" x 5' 10" (2.97m x 1.78m)

uPVC double glazed window, carpeted flooring and radiator



LOFT ROOM

15' 2" x 17' 7" (4.62m x 5.36m)

uPVC double glazed window to the front dormer, carpeted flooring, radiator, access to under eaves storage.

UTILITY ROOM

6' 10" x 17' 1" (2.08m x 5.21m)

Range of wall and base units with stainless steel sink and drainer unit, plumbing for a washing machine and space for a tumble dryer. uPVC DG door allowing access to the front of the property, uPVC double glazed window and additional door giving access to the rear of the property. Door leading to bedroom three:-



BEDROOM THREE

6' 3" x 16' 7" (1.91m x 5.05m)

uPVC double glazed window to the rear, carpeted flooring, radiator and ceiling spotlights.

GYM/GARAGE CONVERSION

8' 3" x 16' 9" (2.51m x 5.11m)

Brick built with uPVC double glazed full length doors to the front.

REAR GARDEN



Generous size mature rear garden, laid to lawn and surrounded by trees offering complete privacy with two additional brick outbuildings, rear decked sitting area with feature pergola. Access leading to the side of the property





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FLOORPLAN



DIRECTIONS

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