



Farington Lodge Gardens,

**£580,000**



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# Farington Lodge Gardens, Farington, Leyland

## £580,000

This individual detached property was designed by the current owner to provide great family and entertaining space. The home is positioned in an exclusive cul de sac with gated access overlooking the park to the front. The house has parking for cars to the front on a gravelled driveway along with a double garage with electric door. The large entrance hall has tiled flooring and WC. The lounge is bright with a bay window to the front, there is a downstairs study with fitted storage and desk area, perfect for a home office. The dining room has french doors to rear and four windows letting in plenty of light. The heart of the home is an impressive kitchen dining and family area with bi fold doors to the rear and integrated appliances. Off this there is a utility room and access to the garage and side of the house. Outside of the bi fold doors is a beautiful private rear garden with two lawn areas, patio seating area and raised decking. Upstairs on the first floor there are five large bedrooms, three of these are en suite shower rooms and a number have dressing areas too. There is a family bathroom with bath. The top floor hosts a large games / entertaining room with bar area and storage. Throughout the home has an air circulation system and under floor heating over the ground and first floor. There is Sonos sound systems in a number of rooms as well as CAT 6 cables. This home is one not to be missed, a must view for anyone looking for superior detached house in a private location. Call Reeds Rains to book your viewing. EPC Grade B.

### GROUND FLOOR

#### ENTRANCE HALL

Double glazed composite door to front, two double glazed windows, Sonos sound system, tiled flooring.

#### WC

Low level WC, sink set in vanity unit, tiled flooring.

#### LOUNGE

4.11m x 6.17m (13'6" x 20'3")

Double glazed bay window to front, feature modern living flame gas fire.

#### STUDY

2.81m x 2.00m (9'3" x 6'7")

Double glazed window to side, fully fitted storage in high gloss green and white, fitted desk unit, tiled flooring.

#### DINING ROOM

4.84m x 4.00m (15'11" x 13'2")

Double glazed french doors to rear, two double glazed windows to rear, two double glazed windows to side, Sonos sound system, tiled flooring.

#### KITCHEN / FAMILY ROOM

4.00m x 5.53m (13'2" x 18'2")

Double glazed window to rear, bi folding doors to rear, fitted wall and base units with complimenting silestone

work surfaces, breakfast bar, wine cooler, sink unit with detachable mixer tap over, integrated dishwasher, four ring electric hob with extractor over, pan drawers, two double Hotpoint ovens and microwave, warming drawer, space for American fridge freezer, Sonos sound system, tiled flooring.

### UTILITY ROOM

3.00m x 2.94m (9'10" x 9'8")

Double glazed composite door to side, double glazed window to side, larger storage cupboard, fitted wall and base units, space for washing machine, space for tumble dryer, storage cupboard, access to garage, tiled flooring.

### FIRST FLOOR

#### LANDING

Double glazed window to front, Sonos sound system, large airing cupboard.

#### BEDROOM ONE

4.33m x 4.44m (14'2" x 14'7")

Double glazed window to front, walk in wardrobe, wooden flooring.

#### EN SUITE

2.08m x 2.94m (6'10" x 9'8")

Two double glazed windows to side, three piece suite comprising low level WC, sink set in vanity unit and walk in shower with screen and rain head shower, personal shower and multi jets, mirrored wall cabinet chrome heated towel rail, ceiling spotlights, tiled flooring, tiled walls.

#### BEDROOM TWO

3.37m x 4.17m (11'1" x 13'8")

Double glazed window to rear, wooden flooring, wardrobe, storage cupboard.

#### EN SUITE

2.23m x 2.26m (7'4" x 7'5")

Three piece suite comprising low level WC, sink set in vanity unit and walk in shower with screen and rain head shower, personal shower and multi jets, mirrored wall cabinet chrome heated towel rail, ceiling spotlights, tiled flooring, tiled walls.

#### BEDROOM THREE

3.85m x 3.97m (12'8" x 13'0")

Double glazed window to front, walk in wardrobe, wooden flooring.

#### EN SUITE

1.78m x 2.11m (5'10" x 6'11")

Double glazed window to side, three piece suite comprising low level WC, sink set in vanity unit and walk in shower with screen and rain head shower, personal shower and multi jets, mirrored wall cabinet chrome



heated towel rail, ceiling spotlights, tiled flooring, tiled walls.

#### BATHROOM

2.82m x 2.92m (9'3" x 9'7")

Double glazed window to side, three piece suite comprising low level WC, sink set in vanity unit and double ended bath with mixer tap over, mirrored wall cabinet chrome heated towel rail, ceiling spotlights, tiled flooring, tiled walls.

#### BEDROOM FOUR

3.49m x 4.02m (11'6" x 13'2")

Double glazed window rear, wooden flooring, storage cupboard.

#### BEDROOM FIVE

4.38m x 3.28m (14'4" x 10'9")

Double glazed window to rear, wooden flooring, storage cupboard.

#### SECOND FLOOR



For full EPC please contact the branch

#### GAMES ROOM

9.03m x 7.44m (29'8" x 24'5")

Four Velux windows, loft access, storage to eaves, wooden flooring, fitted bar area (refrigerator subject to separate negotiation), hot and cold water supply, Sonos sound system, three storage cupboards.

#### GARAGE

Double garage with electric up and over door, power and lighting, wall mounted boiler.

#### EXTERNAL

To the front of the property is a large gravelled driveway area. To the rear of the property is a stone seating area, raised decked area, two lawn areas, mature plant borders. Fence enclosed with gated access to side and security lighting.

[All Measurements](#)

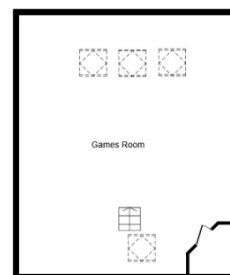
All Measurements are Approximate



**Ground Floor**



**First Floor**



**Second Floor**

Total Covered Area: 4,080 sq. ft. approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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