



10 Royalty Lane, New Longton

Preston

£700,000



10 Royalty Lane

New Longton, Preston

Stunning four-bedroom family home on prestigious Royalty Lane, New Longton, featuring a modern kitchen, spacious living areas, south-facing garden, garage, and easy access to schools & countryside.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Four Bedroom Detached Family Home
- Prestigious Location on Royalty Lane, One of New Longton's Most Sought-After Roads
- Spacious and Light-Filled Rooms Designed for Modern Family Living
- South-Facing Beautifully Landscaped Garden with Mature Planting
- Short Stroll to the Top-Rated New Longton Primary School
- Immaculately Presented Interior with Elegant, Neutral Décor Throughout
- Within Walking Distance of Village Amenities, Countryside Walks, and Transport Links
- Buyers Information Pack Available

Entrance Hallway

Understairs storage. Feature stained glass window. Window to front.

Lounge

Open lounge area leading to dining room. Open fire place with log burner. Window to front.

Dining Room

Dining room leading from lounge. Sliding door to rear.

Kitchen

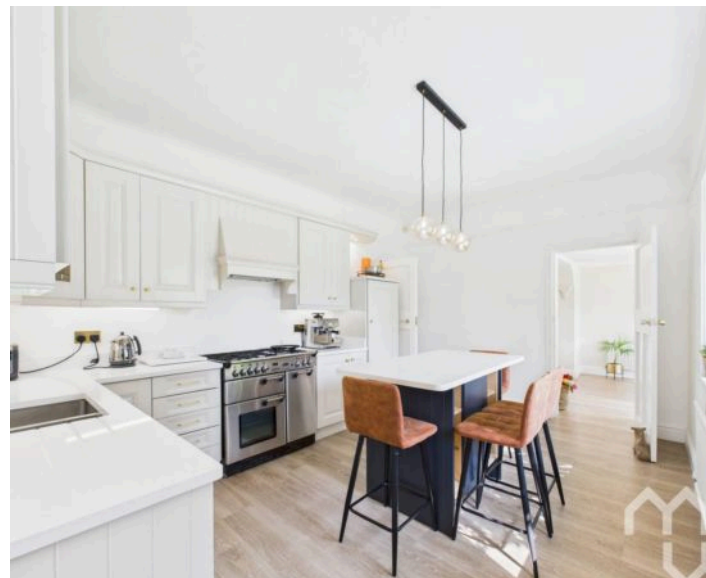
Excellent range of eye and low-level units integrated appliances include: 1.5 stainless steel sink, professional 'Rangemaster' oven and dishwasher. Quartz worktops. Central island with space for dining and wine store. Window to rear.

Utility Room

Low-level units featuring: stainless steel sink with space plumbed for washing machine and dryer. Boiler access. Space for American style fridge/freezer. Window to rear. Door to side and rear. Garage access.

Downstairs Bathroom

Three piece suite comprising of pedestal wash hand basin, low level W.C., corner shower cubicle (electric connect) and feature heated towel rail. Window to front.





Landing

Loft accessible from two points, offering partially boarded storage space. Window to front.

Master Bedroom

Two windows to front.

Bedroom Two

Fitted wardrobes with dressing area. Windows to front and rear.

Bedroom Three

Window to rear.

Bedroom Four

Currently used as storage.

Bathroom

Four piece suite comprising of: free standing bath and shower head tap, walk-in shower (mains connect), wall mounted wash hand basin and low level W.C. Feature heated towel rail. Fully tiled floor. Part tiled walls. Window to front.

Garage

Single integrated garage.

GARDEN

Beautifully landscaped garden with mature planting, central paved feature, and dedicated herb and vegetable area with shed, log store, and greenhouse.

FRONT GARDEN

Front garden with lawned area, mature hedges and planting, paved patio leading to side and rear, and stoned driveway providing ample parking.

GARAGE

Single Garage

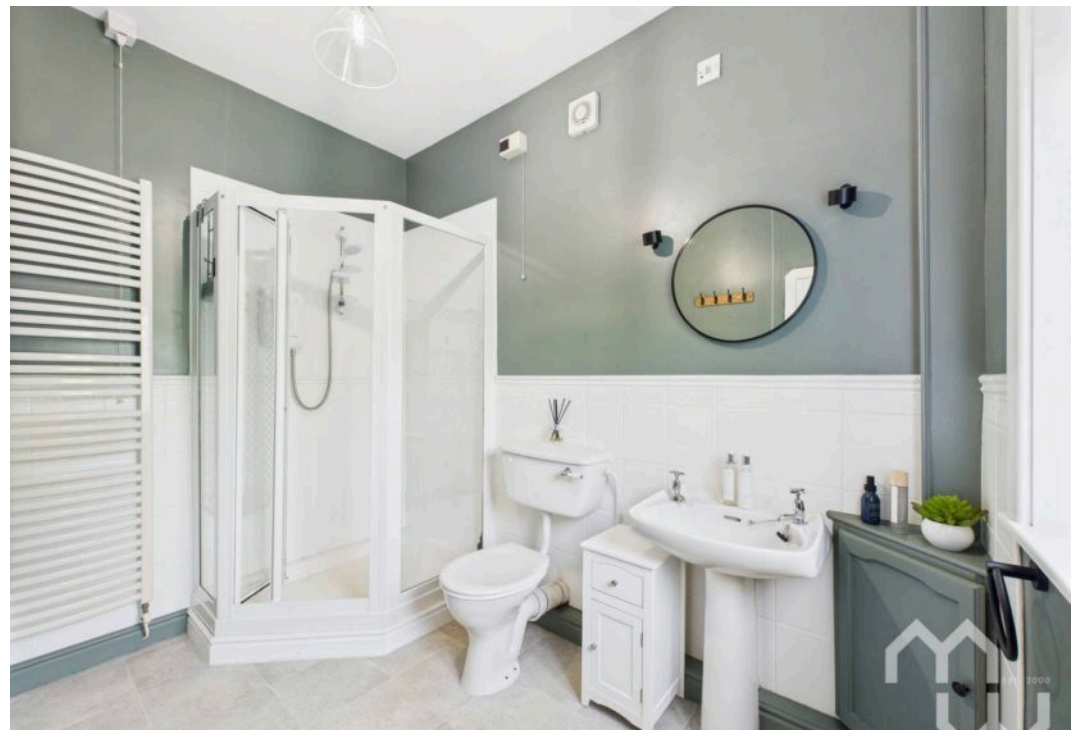
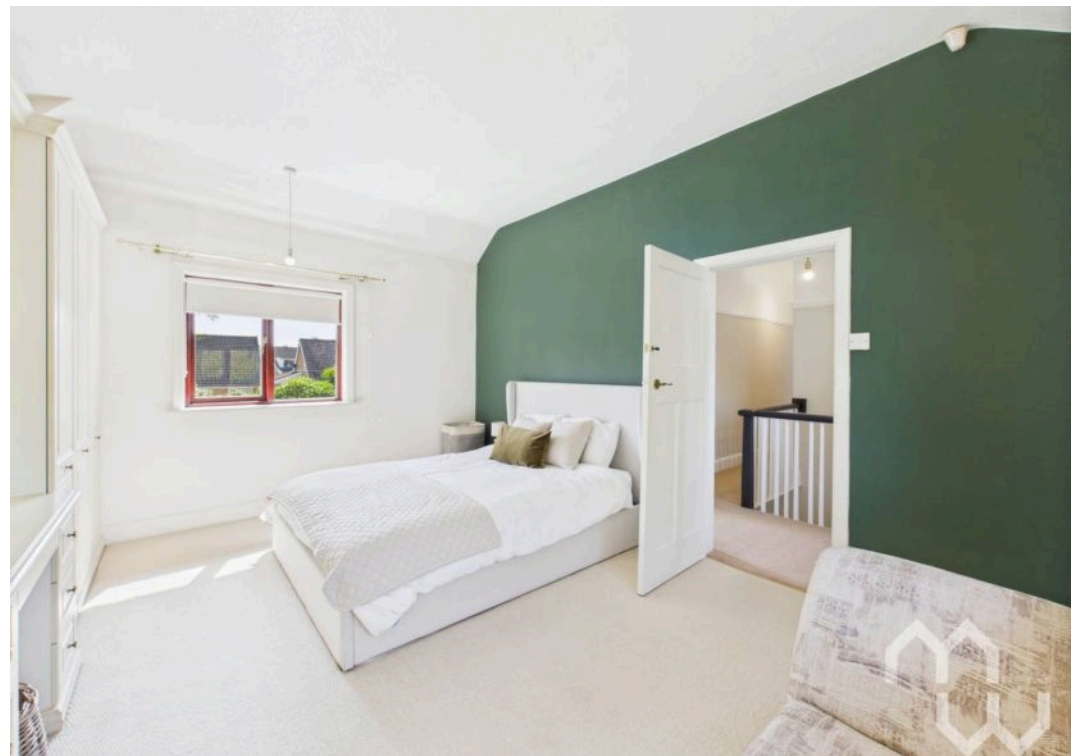
Integrated single garage with parking for one vehicle.

DRIVEWAY

2 Parking Spaces

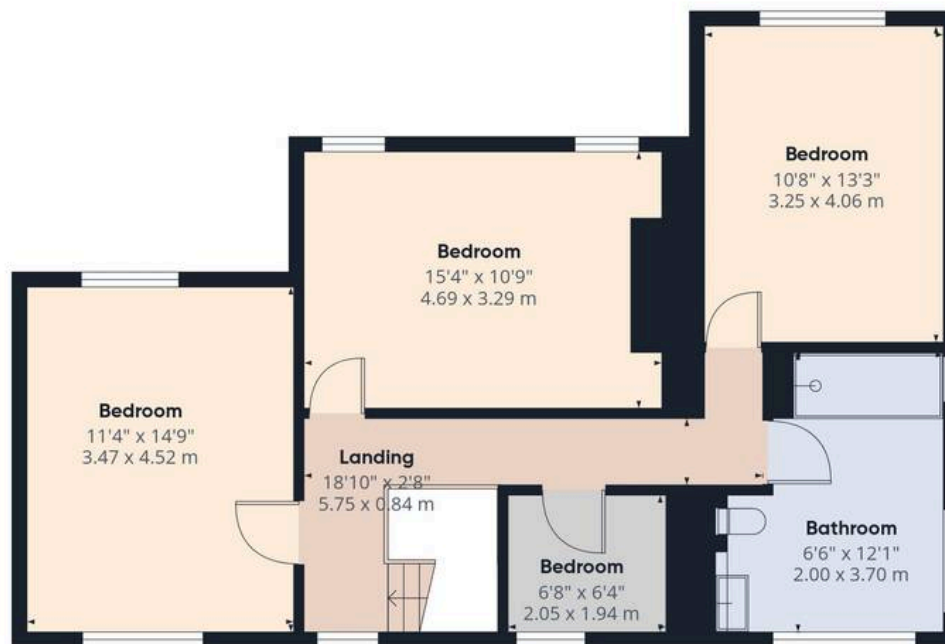
Stone-paved driveway with parking for two vehicles, plus additional space to the side for a camper van.







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1581 ft²

146.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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