



ALASTAIR SAVILLE  
ESTATE AGENTS

# 1 Kenyons Lane, Lydiate L31 0BF

£485,000

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- Substantial Detached New Build Residence
- Downstairs WC and Spacious Utility Room
- Beautifully Finished And Designed
- Large Kitchen/Diner To The Rear
- EPC Rating- A (Solar Panels installed)
- Four Double Bedrooms- One With Ensuite
- Stunning Landing and Staircase
- Two Reception Rooms
- Landscaped Gardens, In And Out Driveway And Garage
- Council Tax Band- A, Council Tax Band TBC



**SUBSTANTIAL NEW BUILD PROPERTY SET ON THE EVER POPULAR KENYONS LANE IN LYDIATE, BEAUTIFULLY FINISHED AND DESIGNED, FOUR DOUBLE BEDROOMS- ONE HAVING AN ENSUITE, TWO RECEPTION ROOMS, LARGE KITCHEN/DINER ACROSS THE BACK WITH DOORS ONTO THE LANDSCAPED REAR GARDENS, EXCEPTIONAL STANDARD THROUGHOUT. SOLAR PANELS, VIEWING IS A MUST!**

Having been recently completed by the renowned local builders, Ball Park Developments, this substantial new build house would make a superb family home. With attention to detail paid in every corner, this new build puts others to shame with under floor heating throughout the ground floor, cove lighting in both reception rooms, double sliding patio doors onto manicured landscaped rear gardens.



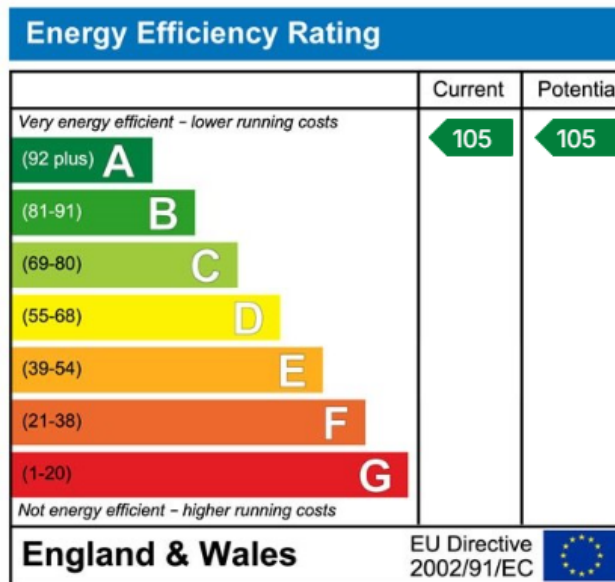


Ground Floor approx area- 116.0m2

1st Floor approx area- 82.9m2

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Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only. Measurements, floor areas, openings and orientations are approximate. They should not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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