



13 Peregrine Crescent, Longridge, Lancs, PR3 2RX
£380,000

The Property Perspective

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We are delighted to present this stunning, 4 bedroom, detached property with upgraded kitchen. You will feel at home the moment you walk into this beautiful family home. It offers an attractive bay fronted lounge and stylish open plan kitchen with family/dining area and adjoining access to a handy utility room. There's also a downstairs WC, integral garage and 4 double bedrooms-the main includes an impressive en suite and a family bathroom. This wonderful house could be your new home!

Inglewhite Meadow is an exclusive development in the market town of Longridge and represents rural living in the heart of Lancashire. Living here you'll benefit from excellent commuter links and being so close to shops, bars and award winning restaurants. You'll also be in close proximity to high achieving schools.

Freehold
EPC rating B
Council Tax TBC
Management fee £146.00 PA
10 year Structural Warranty
2 year Builder's Defect

GROUND FLOOR

HALL

Welcoming entrance leading to

LOUNGE 18'10" x 10'7" (max) (5.76m x 3.23m (max))

Beautiful bay fronted lounge-a great space to enjoy some down time!

WC 5'10" x 28'10" (1.78m x 8.8m)

Contemporary WC with white sanitary ware plus tiling.

KITCHEN/DINING/FAMILY AREA 21'3" x 15'7" (max) (6.48m x 4.76m (max))

Stylish, open plan kitchen with glazed bay French doors leading to the generous garden.

UTILITY 7'6" x 6'1" (2.30m x 1.87m)

Adjoining utility room. Great for extra space and laundry.

FIRST FLOOR

LANDING

Leading to

MASTER BEDROOM 17'0" x 12'5" (5.20m x 3.81m)

Beautiful master bedroom leading to

EN SUITE 7'3" x 6'3" (2.23m x 1.92m)

Contemporary en suite with white sanitary ware plus tiling.

BEDROOM 2 13'7" x 10'4" (4.15m x 3.15m)

An impressive double bedroom.

BEDROOM 4 11'6" x 11'2" (3.52m x 3.42m)

An impressive double bedroom.

BATHROOM 9'6" x 6'10" (2.91m x 2.10m)

Contemporary family bathroom with white sanitary ware plus tiling.

BEDROOM 3 13'3" x 11'0" (4.04m x 3.36m)

An impressive double bedroom.

EXTERNAL

Garden

Integral garage.

* Subject to builders terms, conditions and price differentials

** Developer to pay standard 1 property stamp duty plus further savings with no estate agents fees with Part Exchange

*** From Developers standard range and pricing.

Part Exchange cannot be utilised with any other incentive

**** PHOTOGRAPHS ARE OF A SHOW HOME AND ARE NOT THE ACTUAL PROPERTY****

