



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Winifred Lane, Aughton, L39 5DJ

### Offers Over £1,000,000

AN EXQUISITE DETACHED FAMILY HOME IN A DESIRABLE VILLAGE SETTING

Commanding an enviable location and set over nearly 5000 square feet, this impressive spacious five/six bedroom detached family home offers versatile living solutions perfectly suited for a growing family looking for their dream family home in a quaint village setting yet still within easy reach of major commuter routes and amenities. The property is a stunning example of contemporary living with generously sized living accommodation and modern fixtures and fittings finished with a chic interior style.

Entering the property you are greeted by a welcoming entrance hall with stairs leading to the first floor galleried landing and doors to three well proportioned living rooms and a stylish fitted kitchen with granite worksurfaces and an island with breakfast bar. The kitchen is open to a conservatory used as a dining room and has access to a snug and a utility room. The utility room leads to a downstairs WC. To the first floor is a spacious landing with doors leading to five bedrooms all with en suite facilities, a store room/linen closet, and stairs to the second floor. In addition to the en suite, the main bedroom also benefits from a dressing room. There is an additional bedroom/attic room occupying the entire second floor with access into under eaves storage.

Externally the property has private gated access to a large driveway providing off-road parking for numerous vehicles leading to a triple detached garage. The property is surrounded by wrap around laid to lawn gardens with mature trees and encompassing hedges for privacy, paved patios and bedding areas.

For further information, or to arrange a viewing, please contact our sales team at your earliest convenience. For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansstateagents



# Winifred Lane, Aughton, L39 5DJ

## Offers Over £1,000,000



- Exceptional Beautifully Presented Detached Property
- Three Spacious Reception Rooms
- Ample Off Road Parking & Detached Triple Garage
- EPC Rating: TBC

- Five Double Bedrooms & Attic Room
- En Suite Facilities To All Five Bedrooms
- Freehold

- Contemporary Open Plan Kitchen
- Private Wrap Around Gardens
- Council Tax Band G

### Ground Floor

#### Entrance Hallway

18'8 x 11'3 (5.69m x 3.43m)

UPVC double glazed entrance door, central heating radiator, coving, spotlights, part panelled elevations, tiled flooring, stairs to the first floor and doors to three reception rooms and kitchen.

#### Reception Room One

20'9 x 20'4 (6.32m x 6.20m)

UPVC double glazed window, central heating radiator, coving, television point, feature living flame gas fire and two sets of UPVC double glazed French doors to the rear.

#### Reception Room Two

20'4 x 14'5 (6.20m x 4.39m)

Two UPVC double glazed windows, central heating radiator, coving, television point, wall inset gas fire and tiled flooring.

#### Reception Room Three

20'4 x 12'7 (6.20m x 3.84m)

Three UPVC double glazed windows, two central heating radiators, ceiling rose and coving.

#### Kitchen

18'10 x 14'6 (5.74m x 4.42m)

Central heating radiator, range of panelled wall and base units with granite surfaces, island and breakfast bar, range cooker with six ring electric hob, inset stainless steel one and a half bowl sink with draining ridges and mixer tap, plumbing for dishwasher, space for American fridge freezer, coving, spotlights, tiled flooring, open to the conservatory and doors to utility and snug.

#### Snug

14'8 x 11'3 (4.47m x 3.43m)

Central heating radiator, coving and UPVC double glazed French doors to the rear.

#### Conservatory

12'6 x 6'4 (3.81m x 1.93m)

UPVC double glazed windows, pitched double glazed roof, central heating radiator, tiled flooring and UPVC double glazed French doors to the rear.

#### Utility Room

13'1 x 5'4 (3.99m x 1.63m)

UPVC double glazed window, central heating radiator, coving, co-ordinating units to the kitchen, tiled flooring, door to WC and UPVC double glazed door to the rear.

#### WC

5'4 x 5'4 (1.63m x 1.63m)

UPVC double glazed window, low basin WC, vanity top wash basin, coving, tiled elevations and tiled flooring.

### First Floor

### Landing

UPVC double glazed window, central heating radiator, coving, ceiling rose, part wood panelled elevations and doors to five bedrooms, linen closet and stairs to the second floor.

#### Bedroom One

20'4 x 14'1 (6.20m x 4.29m)

Two UPVC double glazed windows, central heating radiator, coving, fitted wardrobes, Karndean flooring and door to the dressing room.

#### Dressing Room

8'4 x 8'4 (2.54m x 2.54m)

UPVC double glazed frosted window, central heating radiator, fitted wardrobes, tile effect flooring, coving, spotlights and door to the en suite.

#### En Suite

10'3 x 8'4 (3.12m x 2.54m)

UPVC double glazed window, central heating towel rail, dual flush WC, vanity top wash basins, double bath, direct feed shower unit and tiled effect flooring.

#### Bedroom Two

20'5 x 12'6 (6.22m x 3.81m)

Two UPVC double glazed windows, two central heating radiators, coving and door to the en suite.

#### En Suite

9'4 x 8'5 (2.84m x 2.57m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, pedestal wash basin, panelled bath with direct feed shower overhead, part tiled elevations and tiled flooring.

#### Bedroom Three

13'8 x 12'7 (4.17m x 3.84m)

UPVC double glazed window, central heating radiator, coving, fitted wardrobes, television point and door to the en suite.

#### En Suite

12'6 x 5'4 (3.81m x 1.63m)

UPVC double glazed frosted window, central heating radiator towel rail, dual flush WC, pedestal wash basin, panelled bath with direct feed shower overhead, part tiled elevations and tiled flooring.

#### Bedroom Four

13' x 11'4 (3.96m x 3.45m)

UPVC double glazed window, central heating radiator, fitted wardrobes, coving and door to the en suite.

#### En Suite

5'5 x 5'1 (1.65m x 1.55m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin, corner electric feed shower unit, tiled elevations and tiled flooring.

#### Bedroom Five

13' x 11'3 (3.96m x 3.43m)

UPVC double glazed window, central heating radiator, fitted wardrobes, coving and door to the en suite.



Tel: 01257447602

[www.keenans-estateagents.co.uk](http://www.keenans-estateagents.co.uk)