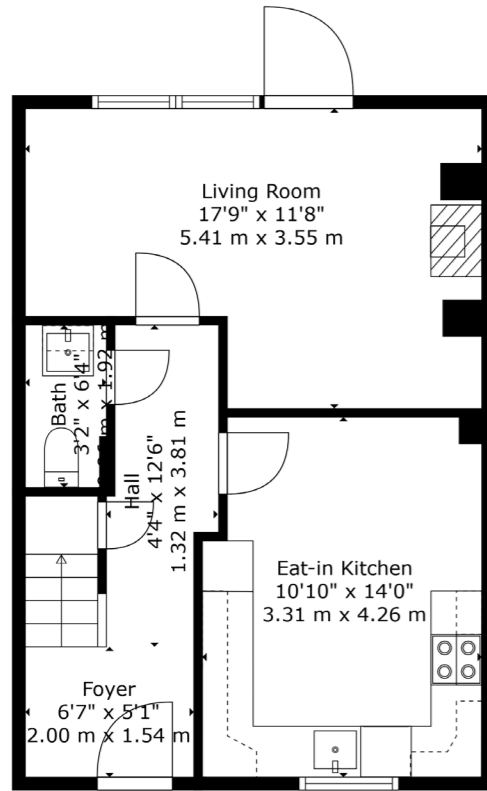
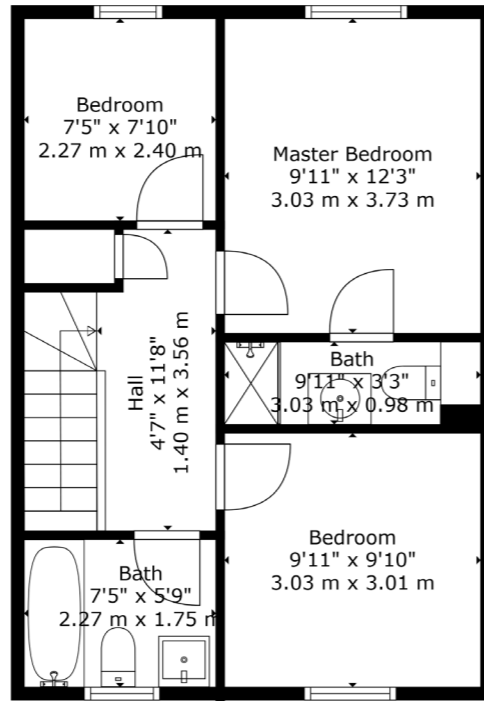




Ormskirk: 01695 570102 Parbold: 01257 442789  
 Southport: 01704 778668 Chorley: 01257 241173  
 arnoldandphillips.com



Floor 1



Floor 2

**TOTAL: 922 sq. ft, 86 m2**  
 FLOOR 1: 461 sq. ft, 43 m2, FLOOR 2: 461 sq. ft, 43 m2  
 Measurements Are Calculated By Cubicasa Technology. Deemed Highly Reliable But Not Guaranteed.



Tenure: We are advised by our client that the property is Freehold  
 Council Tax Band: C

Every care has been taken with the preparation of these property details but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. These property details do not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting [www.landregisteronline.gov.uk](http://www.landregisteronline.gov.uk). The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.

Arnold & Phillips are delighted to present this stunning three-bedroom semi-detached contemporary cottage, located peacefully along a small cul-de-sac within the heart of the highly sought after village of Haskayne, West Lincs.

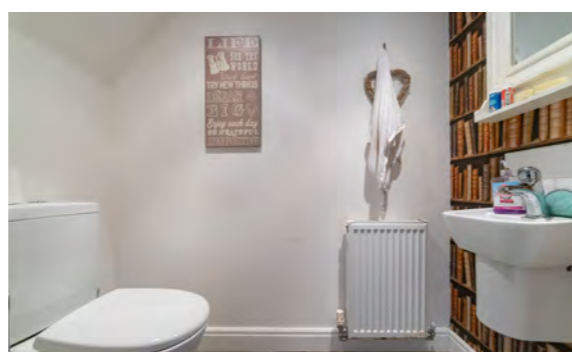
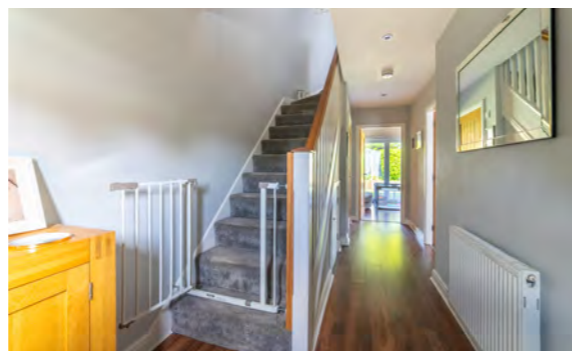
This stylish modern family home is ideally located for transport and commuter links and further benefits from highly regarded local schools, bustling village community as well as a host of local shops and amenities. Set comfortably back from the lane, the front of the property provides off-road parking for multiple vehicles as well as a pleasant small lawned garden area.

Once inside, one is received into a modern and spacious main entrance hall, which has been decorated to a high neutral standard and provides a spacious WC and cloakroom. To the front of the property resides the main country cottage style dining kitchen, which impresses from all angles and provides ample dining area, cream shaker wall and base units, wide ranging integrated modern appliances, under mounted Belfast sink and stunning premium Oak work surfaces with subway style cottage tiling. To the rear of the property is located the main living room, which is both large and beautifully lit by the impressive contemporary bi-folding doors. This well-decorated room provides walnut effect flooring underfoot and is centred around a modern yet traditional fireplace with flagged hearth.

To the first floor there are three well-proportioned family bedrooms, two of which are doubles, with the master further enjoying a spacious en-suite shower room. The property is well served by a modern family bathroom comprising of bath with overhead shower, WC and wash hand basin, and is fully tiled in a stylish design.

Externally, to the rear of the property there is a beautifully landscaped garden complete with raised timber flower beds bursting with a stylish array of attractive trees and plants. A newly installed detached single garage further awaits. This stylish private garden retreat provides an ideal space for gatherings and entertaining.

This contemporary family home blends traditional aesthetics with contemporary features and extends to 922 square feet of contemporary living accommodation. With gas central heating and double glazing throughout, internal inspection is highly advised.





**KEY FEATURES**

- Stunning Semi-Detached Home
- Three Bedrooms
- Circa 922 Square Feet
- Country-Cottage Style Dining Kitchen
- Beautifully Landscaped Rear Garden
- Newly-Installed Detached Single Garage
- Off-Road Parking

