



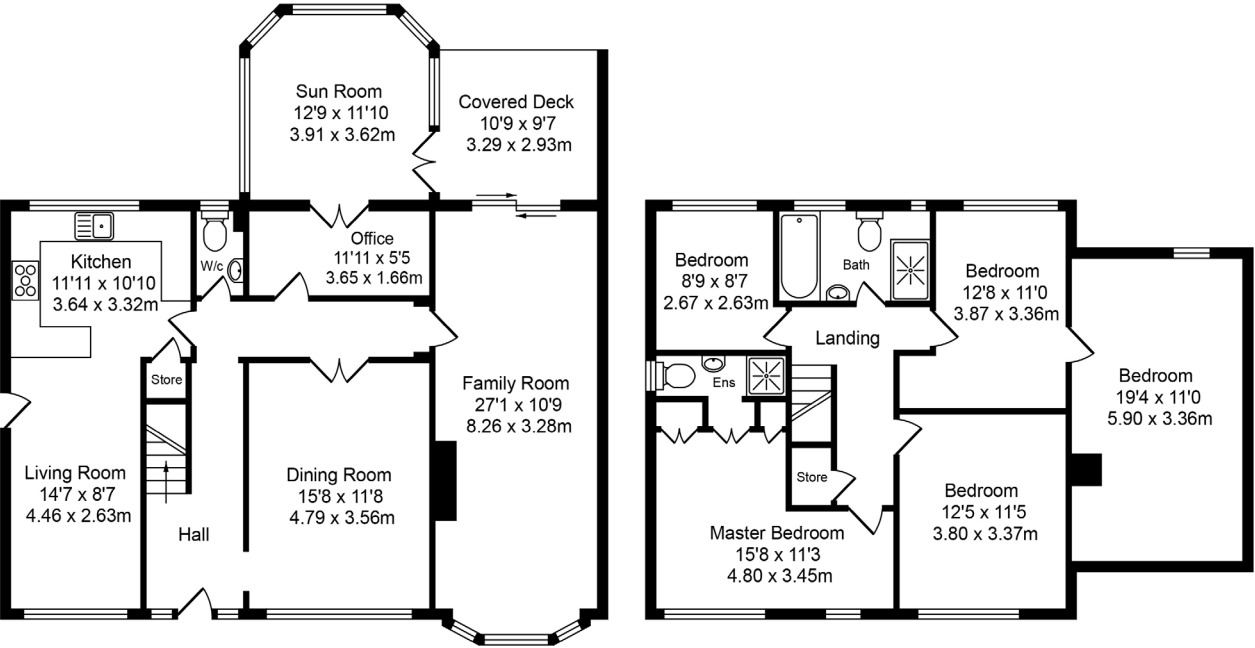
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ARNOLD & PHILLIPS
ESTATE AGENTS

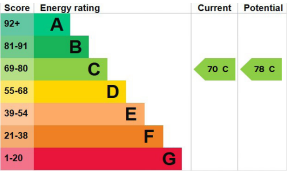
Total Approx. Floor Area 2061 Sq.ft. (191.5 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



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

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. 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.



THE LUXURY PROPERTY SPECIALISTS

River View, Tarleton

A&P

Arnold and Phillips are delighted to present this stunning four/five-bedroom detached family home, located in the highly sought-after and private setting of River View in Tarleton, West Lincs. This exceptional property combines spacious living, high-end finishes, and a flexible layout, making it the perfect choice for families looking to settle in a peaceful yet well-connected area.

The home is set back from the attractive cul-de-sac and rests within and is approached via a generously sized driveway, offering ample off-road parking for multiple vehicles. From the moment you arrive, the property's well-maintained façade and attractive surroundings set a welcoming tone. The central front entrance leads into a spacious and thoughtfully arranged ground floor that caters to modern family living.

The heart of the home is undoubtedly the expansive 27 ft main living room, which is warmed by a modern ornate feature fireplace. A sweeping bay window to the front of the property enhances the feeling of space, while sliding patio doors at the rear open onto a covered decked area. This versatile outdoor space is ideal for hosting gatherings or simply enjoying a quiet meal while taking in the garden views. Adjacent to the living room, the centrally positioned dining room provides a formal yet inviting space for family meals, while a well-appointed office offers an ideal spot for remote working or study.

To the left of the property, the modern fitted kitchen impresses with its sleek design, premium work surfaces, and central feature island. A full range of integrated appliances ensures a streamlined and functional space, while the open-plan layout flows seamlessly into a spacious dining area and further into a cosy additional living space. This area offers a perfect balance of practicality and comfort, making it ideal for relaxed family time or entertaining guests. Completing the ground floor is a sunroom, which provides a tranquil retreat with views of the garden, as well as a convenient downstairs WC.

The first floor continues to impress with four generously sized bedrooms, each thoughtfully decorated in a neutral palette. The main bedroom stands out with its lavish en-suite bathroom, offering a touch of luxury and privacy. An adjoining fifth bedroom adds further versatility, whether as a nursery, dressing room, or additional guest space. The central family bathroom is equally well-appointed, featuring a modern suite that complements the home's overall high standard of finish.

Externally, the property boasts a beautifully landscaped wrap-around garden, providing both privacy and a variety of outdoor spaces to enjoy. A large decking area and stone patio terrace offer ideal settings for outdoor gatherings, while the centrally turfed lawn is framed by well-maintained flower beds, mature plants, and timber fencing, creating a serene and premium outdoor environment.

The location of this property adds further appeal. Tarleton is a charming village that benefits from a range of local amenities, including well-regarded schools, independent shops, and welcoming pubs and cafes. For those needing to commute, excellent transport links are within easy reach, connecting you to nearby towns and cities such as Preston, Southport, and Liverpool. The surrounding countryside also provides a wealth of opportunities for outdoor activities, ensuring there is something for everyone.

This exceptional home, extending to approximately 2,100 square feet, offers gas central heating, double glazing, and a beautifully maintained interior throughout. Its versatile layout, premium finishes, and prime location make it a rare find in today's market. Internal inspection is highly recommended to fully appreciate all that this property has to offer. If there are specific details about the property or local amenities you would like to know, please don't hesitate to contact our office today.





KEY FEATURES

Stunning Detached Family Home
 Five Bedrooms with Ensuite to Master
 Circa 2061 Square Feet
 Expansive Living Room
 Modern Kitchen
 Separate Dining Room
 Sunroom
 Office
 Wrap Around Garden
 Generous Sized Driveway
 Charming Village Location







