



10 Kellet Acre

Lostock Hall, Preston, PR5 5JX

£215,000



Improved, extended and renovated by the current owners, this wonderful family home is perfect for family life. Within walking distance of local schools, shops and with good access to the local transport network and situated in a cul de sac. Beautifully decorated throughout and complemented with modern fixtures and fittings, it is an impressive property. The accommodation is comprised of a welcoming entrance hall, lounge with open fireplace and log burner, magnificent kitchen/diner/family room, separate utility room and ground floor shower room. On the first floor, there are three bedrooms and the family bathroom. Sizeable gardens front and rear complete the picture. Freehold. Council tax band B. EPC rating D.



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Ground Floor

Entrance Hallway

Composite double glazed door and window to front, central heating radiator, LVT flooring, doors into lounge and kitchen/diner, stairs to the first floor.

Lounge

13'9" x 11'10" (4.208 x 3.621)

uPVC double glazed window to front, central heating radiator, log burner with brick surround and stone hearth.

Open plan Kitchen Diner

18'2" x 17'7" (5.539 x 5.374)

uPVC double glazed double doors and windows to rear, uPVC, two Velux windows, central heating radiator, LVT flooring. Fitted with wall and base units in white with contemporary square chrome handles, decorative tiled splashback and complementary oak worktops incorporating a four ring gas hob with black extractor hood, integrated eye level oven and microwave, dishwasher and fridge freezer. Matching island with integrated composite sink in black and extendable mixer tap. Recessed spotlights, under stairs storage cupboard, door into utility room.

Utility Room

13'4" x 7'5" (4.066 x 2.278)

Double glazed door to rear, LVT flooring, central heating radiator, wall and base units in black with contrasting wood effect worktops incorporating a composite sink in black with single drainer and extendable mixer tap and wine chiller. Space for washer and dryer. Door into garage. Door into WC.

Shower Room

5'6" x 4'1" (1.698 x 1.266)

uPVC double glazed frosted window to rear. WC, hand wash basin, electric shower enclosure with glass screen. Tiled splashback. Heated towel rail. Laminate flooring

First Floor

Landing

uPVC double glazed window to side, doors into all three bedrooms and bathroom, loft hatch, built-in storage cupboard.

Bedroom One

9'10" x 10'4" (3.319 x 3.174)

uPVC double glazed window to rear, central heating radiator.

Bedroom Two

11'0" x 10'9" (3.358 x 3.302)

uPVC double glazed window to front, central heating radiator.

Bedroom Three

7'4" x 6'10" (2.257 x 2.099)

uPVC double glazed window to front, built in storage cupboard.

Bathroom

7'4" x 4'7" (2.236 x 1.418)

uPVC double glazed frosted window to rear. Three piece suite comprising a P-shaped bath with overhead shower and screen, basin with built-in vanity unit, and WC unit. Heated towel rail. Tiling to walls and flooring.

External

The front garden provides both a driveway and lawn

with flowerbeds to side. The spacious rear garden is laid mostly to lawn and bordered with flower beds but also offers a raised flagged seating area, storage shed and benefits from a good degree of privacy from rear.

PROPERTY MISDESCRIPTIONS ACT

Although these particulars are thought to be materially correct, they are for guidance only and do not constitute any part of an offer or contract. A wide angle camera has been used in these photos and intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.



Road Map



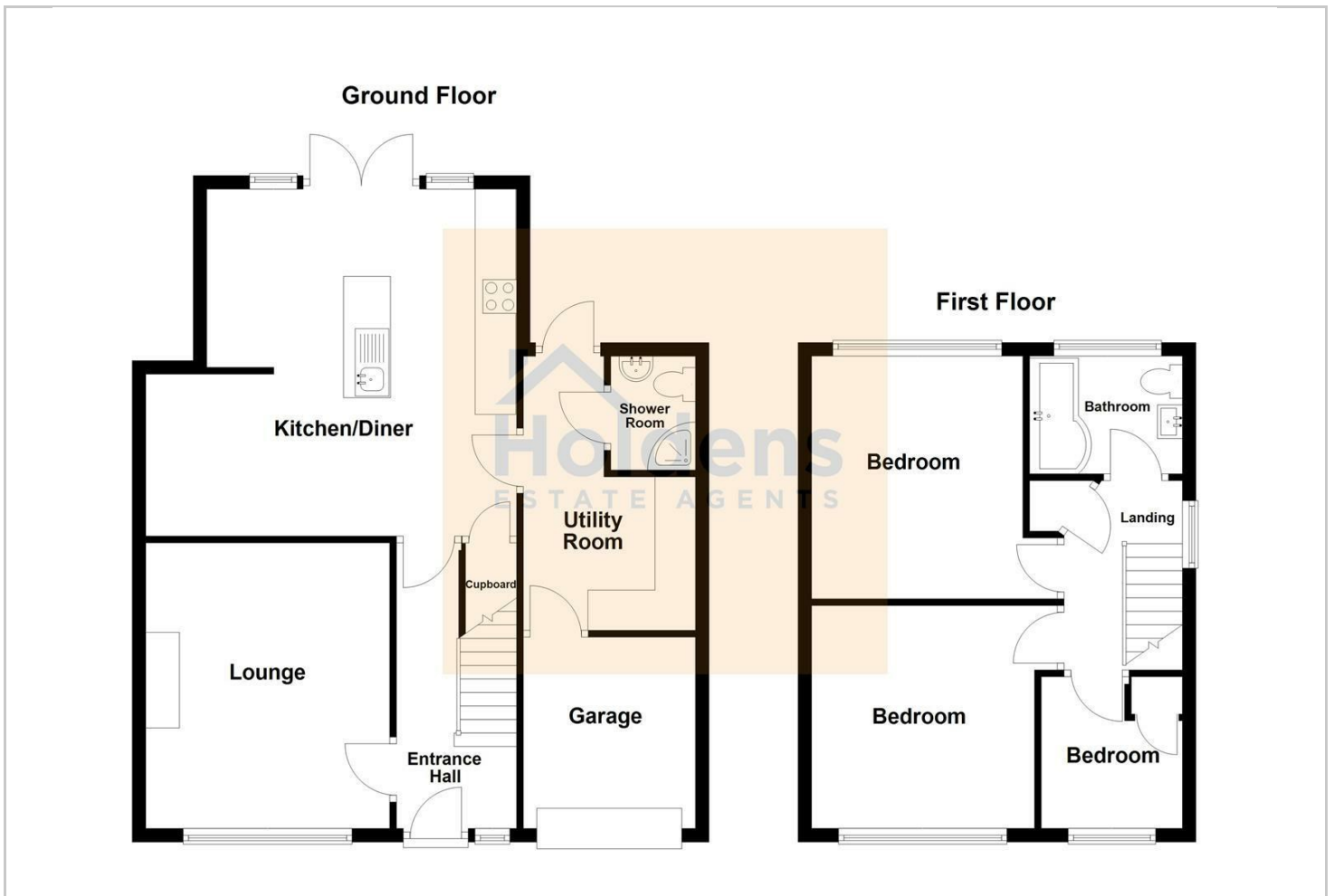
Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Preston Office on 01772 698888 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph

