



ESTATE AGENTS • VALUER • AUCTIONEERS



3 Lapwing Court, Wesham

- Superbly Presented Modern Detached House
- Spacious Lounge with Dining Area
- Open Plan Kitchen Leading Off
- Inner Hallway & Cloaks/WC
- Three Bedrooms
- En Suite Shower Room/WC & Bathroom/WC
- Garage & Off Road Parking
- Enclosed Rear Lawned Garden
- Gas Central Heating & Double Glazing
- Freehold, Council Tax Band D & EPC Rating B

£259,950

VIEWING: Strictly by appointment through 'John Ardern & Company'



www.johnardern.com



3 Lapwing Court, Wesham

GROUND FLOOR

Front entrance with external wall light.

ENTRANCE VESTIBULE

1.45m x 0.99m (4'9 x 3'3)

Approached through a composite outer door with an inset obscure double glazed panel. UPVC obscure double glazed opening window to the side. Fitted door mat. Overhead light. Single panel radiator. Inner white panelled door leading to the Lounge.

LOUNGE WITH DINING AREA

7.04m x 3.20m (23'1 x 10'6)

Very spacious and superbly appointed 'through' reception room. UPVC double glazed window enjoys an outlook to the front elevation with a side opening light. Single panel radiator below. Two overhead lights. Additional double panel radiator on the inner wall. Television aerial point. Wall mounted central heating programmer control. UPVC double glazed double opening French doors overlook and give direct access to the rear garden. White panelled door leads to the inner Hallway. Square arch to the adjoining Kitchen.



KITCHEN

2.59m x 2.49m (8'6 x 8'2)

UPVC double glazed window overlooks the rear garden. Side opening light and fitted roller blind. Range of eye and low level cupboards and drawers. Blanco stainless steel one and a half bowl single drainer sink unit. Set in laminate working surfaces with matching splash back. Built in appliances comprise: Zanussi four ring gas hob. Brushed chrome splash back and an illuminated extractor canopy above. Zanussi electric double oven and grill. Integrated fridge/freezer with a matching cupboard front. Plumbing for a washing machine. Kickspace electric heater. Inset ceiling spot lights.



INNER HALLWAY

Leading off the Lounge. Turned staircase leads to the first floor with a white spindled balustrade. UPVC obscure double glazed window to the half stairs provides excellent natural light to the Hall, Stairs and Landing areas. Single panel radiator. Overhead light. Matching panel doors leads to the Cloaks/WC.



CLOAKS/WC

1.55m x 0.81m (5'1 x 2'8)

Two piece modern white suite comprises: Semi concealed low level WC. Corner pedestal wash hand basin with a centre mixer tap. Single panel radiator. Overhead light and ceiling extractor fan.



FIRST FLOOR LANDING

Central landing approached from the previously described staircase with matching spindled balustrade. Access to the part boarded loft space with light and pull down ladder. Good sized built in carpeted store cupboard 2'10 x 2'5. Matching white panelled doors lead off.



3 Lapwing Court, Wesham



BEDROOM ONE

3.40m x 3.20m (11'2 x 10'6)

UPVC double glazed window enjoys the outlook to the front aspect. Two side opening lights and fitted window blinds. Single panel radiator. Overhead light. Television aerial point. Wall mounted central heating programmer control. Television aerial point. Note: the wardrobes are not included in the sale. Door leads to the En Suite.



EN SUITE SHOWER/WC

2.36m x 0.97m (7'9 x 3'2)

UPVC obscure double glazed opening window to the side elevation. Display sill below. Three piece modern white suite comprises: Full width shower cubicle with folding glazed doors and a plumbed shower. Wall hung wash hand basin with a centre mixer tap. Large fitted wall mirror with display shelf. Semi concealed low level WC completes the suite. Chrome heated ladder towel rail. Two inset ceiling spot lights and extractor fan. Part tiled walls.



BEDROOM TWO

3.51m plus wardrobes x 2.59m (11'6 plus wardrobes x 8'6)

Second tastefully presented double bedroom. UPVC double glazed window to the rear elevation with two side opening lights. Single panel radiator. Built in double wardrobe with sliding mirrored doors.



BEDROOM THREE

2.46m x 2.29m (8'1 x 7'6)

UPVC double glazed window to the front elevation with a side opening light. Single panel radiator. Telephone point. Overhead light.



BATHROOM/WC

2.49m x 1.65m (8'2 x 5'5)

UPVC obscure double glazed opening window to the rear elevation. Tiled display sill below. Three piece modern white suite comprises: Panelled bath with a centre mixer tap and an over bath shower with additional hand held shower attachment. Splash back tiling. Wall hung wash hand basin with a centre mixer tap. Large fitted wall mirror with display shelf and canopied lighting above. Semi concealed Roca low level WC. Chrome heated ladder towel rail. Two inset ceiling spot lights and Vent-Axia extractor fan.



OUTSIDE

To the front of the property is an open plan lawned garden area with attractive flower and shrub borders. An adjoining asphalted driveway provides off road parking and leads directly to the Garage. A stone flagged pathway leads down the side of the house providing a bin store area. With external gas and electric meters. Timber gate gives direct rear garden access.

To the immediate rear is a good sized enclosed garden with a raised timber decked patio and sloping lawned garden beyond. Coloured slate stone chipped borders with inset dwarf shrubs. Rear raised timber planters stocked with flowering shrubs and plants. Garden tap and external light.



GARAGE

5.00m x 2.49m (16'5 x 8'2)

Approached through an up and over door. Power and light connected. Wall mounted Baxi combi gas central heating boiler. Space for additional fridge/freezer, tumble dryer etc.

CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from a Baxi combi boiler in the Garage serving panel radiators and giving instantaneous domestic hot water.

3 Lapwing Court, Wesham

DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED

TENURE FREEHOLD/COUNCIL TAX

The site of the property is held Freehold. Council Tax Band D

MAINTENANCE

A management company has been formed to administer and control outgoing expenses to common parts. A figure of approx £150 per annum is currently levied. (Solicitor to confirm)

INTERNET CONNECTION/MOBILE PHONE SIGNAL

Ultrafast Full Fibre Broadband is currently available. Further information can be found at <https://www.openreach.com/broadband-network/fibre-availability>

LOCATION

A superbly presented three bedroomed detached family home known as 'The Victoria' which was constructed in 2016 by Rowland Homes and has 2 years remaining of his NHBC guarantee. This attractive development, "The Pastures", is situated in the heart of Wesham has local shopping facilities within walking distance. Kirkham town centre is minutes away with more comprehensive shopping facilities and amenities, train station, primary and secondary schools, all being within easy reach. The Pastures is also very convenient for not only the Fylde Coast but main towns of Blackpool and Preston together with the M55 motorway access being within very close driving distance. An internal and external inspection is strongly recommended to appreciate the accommodation this property has to offer.

VIEWING THE PROPERTY

Strictly by appointment through 'John Ardern & Company'.

INTERNET & EMAIL ADDRESS

All properties being sold through John Ardern & Company can be accessed and full colour brochures printed in full, with coloured photographs, on the internet: www.johnardern.com, rightmove.com, onthemarket.com, Email Address: zoe@johnardern.com

Consumer Protection from Unfair Trading Regulation

John Ardern & Company for themselves and their clients declare that they have exercised all due diligence in the preparation of these details but can give no guarantee as to their veracity or correctness. Any electrical or other appliances included have not been tested, neither have drains, heating, plumbing and electrical installations. All purchasers are recommended to carry out their own investigations before contract. Details Prepared October 2024

3, Lapwing Court, Medlar With Wesham, PR4 3JX



Total Area: 79.1 m² ... 851 ft² (excluding garage)

All measurements are approximate and for display purposes only



6 Park Street, Lytham, Lancashire, FY8 5LU

Tel: 01253 795555 • Fax: 01253 794455

www.johnardern.com

Principal: John M. Ardern FNAEA

Sales Manager: Zoe J. Ardern (BAHons) MNAEA

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 94 |
| (81-91) B | | 82 | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |



John Ardern & Company for themselves and their clients declare that they have exercised all due diligence in the preparation of these details but can give no guarantee as to their veracity or correctness. Any electrical or other appliances included have not been tested, neither have drains, heating, plumbing and electrical installations. All purchasers are recommended to carry out their own investigations before contract.