



ESTATE AGENTS • VALUER • AUCTIONEERS



11 Linnet Lane, Lytham

- 'Knightsbridge Style' Detached Family House
- Highly Sought After Location on a Private Road
- Three Reception Rooms, Conservatory & Study
- Dining Kitchen, Utility & Cloaks/WC
- Five Good Sized Bedrooms
- En Suite Bathroom/WC & Family Shower Room/WC
- Good Sized Rear Lawned Gardens
- Double Garage, Electric Car Charging Point & Off Road Parking for Several Cars
- Viewing Recommended
- Leasehold, Council Tax Band G & EPC Rating C

£775,000

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



www.johnardern.com



11 Linnet Lane, Lytham

GROUND FLOOR

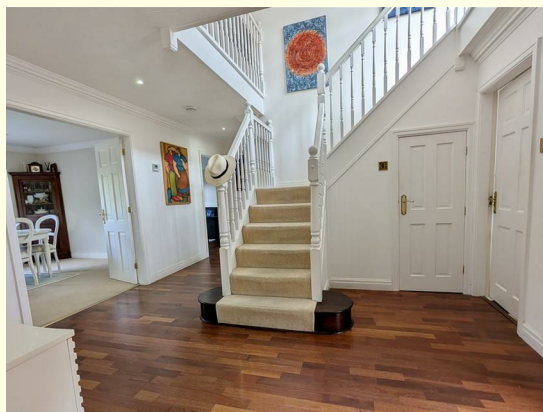
ENTRANCE VESTIBULE

5'6 x 3'10

Approached through an outer door. Ceramic tiled floor. Overhead light. Inner bevel edged glazed door leading to the Hall.

HALLWAY

17'5 x 13'5 max



Spacious central Hall. Polished wood flooring. Corniced ceiling with inset spot lights. Double panel radiator. Turned staircase leads off to the first floor with a white spindled balustrade. Useful understair cloaks/store cupboard with an overhead light. Wall mounted central heating programmer control and wall mounted alarm control panel. White panelled doors leading off.

CLOAKS/WC

5'6 x 4'2



Obscure double glazed window to the front elevation with a top opening light. Fitted roller blind. Roca pedestal wash hand basin. Low level WC. Single panel radiator. Part tiled walls. Corniced ceiling with an overhead light.

STUDY

13' x 8'5 plus bay



UPVC double glazed bay window overlooks the front garden with two top opening lights. Matching wood flooring. Corniced ceiling with inset spot lights. Double panel radiator. Telephone/internet point.

DINING ROOM

13'2 x 11'7



Approached through double doors from the central Hall. Double glazed window enjoys views over the rear garden with two top opening lights. Double panel radiator. Corniced ceiling with inset spot lights. Television aerial point. Square arch leading to the Lounge.

PRINCIPAL LOUNGE

18'6 x 13'



Spacious principal reception room. Two double glazed windows to the side elevation, both with top opening lights. Corniced ceiling with inset spot lights. Double panel radiator. Television aerial point. Focal point of the room is a fireplace with a display surround, raised hearth and inset supporting a gas log effect living flame fire. UPVC double glazed double opening doors lead to the Conservatory.

CONSERVATORY

11'5 x 9'11



With a pitched glazed ceiling and overhead light. UPVC double glazed windows overlooking the rear gardens with a number of upper stained glass leaded opening lights. Double glazed double opening French doors lead to the rear gardens. Double and single panel radiators. Matching wood flooring.

FAMILY SITTING ROOM

16'3 x 12'5



Second family Sitting Room with UPVC double glazed double opening French doors overlooking and leading directly to the rear garden. Additional double glazed window to the rear with two top opening lights and window blinds. Double panel radiator. Corniced ceiling with inset spot lights. Wood flooring. Television aerial point.

DINING KITCHEN

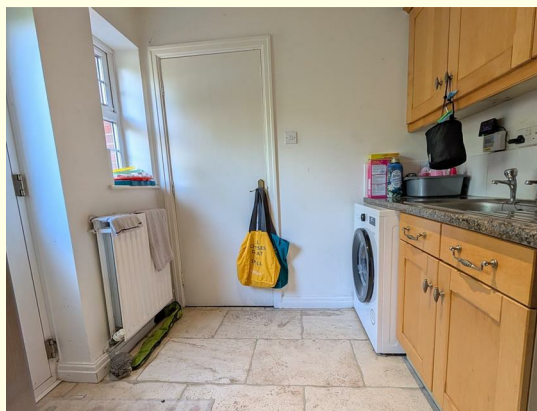
16'9 x 14'6



(max L shaped measurements) Family Dining Kitchen with a UPVC double glazed windows to both the side and front aspects, both with top opening lights. Range of eye and low level cupboards and drawers. Incorporating two corner display shelving units. Additional display unit with glazed displays, wine rack and shelving. Stainless steel one and a half bowl single drainer sink unit with a centre mixer tap. Set in roll edged working surfaces with splash back tiling and concealed downlighting. Built in appliances comprise: Four ring gas hob. Illuminated extractor canopy above. Neff electric double oven and grill. Bosch integrated dishwasher and integrated fridge. Attractive tiled flooring. Double panel radiator. Corniced ceiling with inset spot lights. Provisions for a wall mounted TV. Door to the Utility.

UTILITY ROOM

8'8 x 8'



Useful separate Utility Room. UPVC double glazed window with a top opening light. Hardwood outer door with an inset obscure glazed panel leads to the side and rear of the house. Matching tiled floor. Stainless steel single drainer sink unit set in matching working surfaces with splash back tiling. Eye and low level cupboards. Plumbing for a washing machine and space for both a tumble dryer and fridge/freezer. Matching tiled floor. Double panel radiator.

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FIRST FLOOR LANDING

16'5 x 12'5



Central galleried landing approached from the previously described staircase with a matching spindled balustrade. UPVC double glazed window enjoys an outlook to the front elevation with woodland beyond. Four top opening lights and fitted roller blinds. Single panel radiator. Wood flooring. Corniced ceiling with inset spot lights. Access to the part boarded loft space with light via a pull down ladder. Built in airing cupboard with a hot water cylinder and pine shelving for linen storage space. White panelled doors leading off.

BEDROOM SUITE ONE

18' x 14'5



Principal en suite double bedroom. Double glazed window overlooks the front elevation with two top opening lights. Double panel radiator. Corniced ceiling. Television aerial point. Two fitted double wardrobes. Wall mounted alarm control panel. Door leading to the En Suite.

EN SUITE BATHROOM/WC

9'9 x 8'3



Spacious En Suite comprising a four piece suite. Obscure double glazed window to the rear elevation with two top opening lights and window blinds. Panelled bath with an offset mixer tap and an over bath shower attachment. Wide corner shower cubicle with curved sliding glazed doors, a plumbed overhead shower and additional hand held shower attachment. Wall mounted vanity wash hand basin with drawers below. Wall mirror above. Low level WC completes the suite. Double panel radiator. Inset ceiling spot lights and extractor fan. Ceramic tiled walls and floor.

BEDROOM TWO

12'9 x 12'1



Second double bedroom with an En Suite WC. Double glazed window overlooks the rear elevation with two top opening lights. Double panel radiator. Corniced ceiling. Door leading to the En Suite.

EN SUITE WC

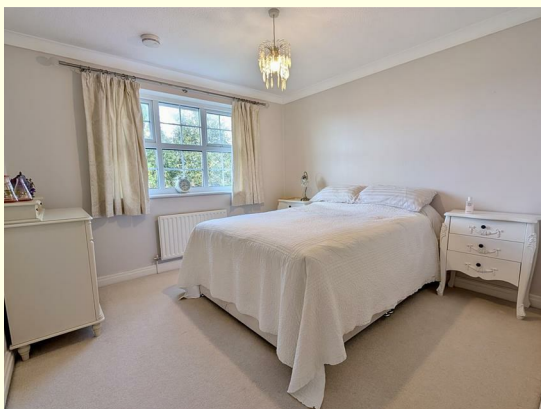
6'4 x 3'7



Obscure double glazed window to the side elevation with a top opening light. Roca pedestal wash hand basin with splash back tiling. Low level WC. Single panel radiator. Ceramic tiled floor. Overhead light and ceiling extractor fan.

BEDROOM THREE

13' max into reveal x 10'4



Third good sized double bedroom. Double glazed window overlooks the rear elevation with two top opening lights. Single panel radiator. Corniced ceiling.

BEDROOM FOUR

12'9 x 10'11



Fourth double bedroom with a double glazed window to the rear aspect with two top opening lights. Single panel radiator. Corniced ceiling.

BEDROOM FIVE/DRESSING ROOM

10' x 7'7 max plus wardrobes

Fifth bedroom currently used as Dressing/Ironing Room. Double glazed window to the front elevation with two top opening lights. Fitted window blinds. Single panel radiator. Corniced ceiling. Bank of wardrobes to one wall. Wall mirror.

SHOWER ROOM/WC

9'8 x 8'



Spacious family bathroom comprises a three piece white suite. Obscure double glazed window to the front elevation with a top opening light. Wide tiled shower cubicle with a curved glazed fixed screen and a plumbed shower. Wall hung wash hand basin with a centre mixer tap. Low level WC. Single panel radiator. Inset ceiling spot lights and extractor fan. Ceramic tiled walls and floor.

OUTSIDE



The front of the property is approached through double opening wrought iron gates with a long and wide

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block paved driveway providing excellent off road parking for a number of cars, and leads directly to the Double Garage. A wrought iron side gate leads directly to the rear gardens. Stone flagged pathway leading to the front canopied entrance with two external wall lights.

To the immediate rear is a superb enclosed family garden with a large stone flagged sun terrace with lawned garden beyond. External lighting. Very well stocked side borders with mature shrubs and trees. Additional rear corner stone flagged patio area. To the side of the property a second wrought iron gate with matching side balustrade leads to a private stone flagged area adjoining the Utility Room, with space for seating or a useful bin store area. External lighting and garden tap. Timber gate to the front of the property.

DOUBLE GARAGE 19'2 x 17'6



Double brick integral Garage approached through two up and over electric doors and external lighting. Pitched and tiled roof with loft access. Power and light connected. Wall mounted Glowworm gas central heating boiler. Wall mounted electric car charging point. Inner personal door leading to the Utility Room.

CENTRAL HEATING

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

DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED

TENURE/COUNCIL TAX

The site of the property is held Leasehold for the residue term of 999 years subject to an annual ground rent of £190. Council Tax Band G

MAINTENANCE

A management company has been formed to administer and control outgoing expenses to common parts. A figure of £610.37 per annum is currently levied.

LOCATION

A spacious five bedroomed detached family home known as "The Knightsbridge", enjoys a quiet location at the head of Linnet Lane, a private road leading off Regent Avenue with the benefit of a very pleasant front woodland setting with carefully maintained lawned borders and water course. This is a rare opportunity to acquire a property on Linnet Lane which was constructed by well known local builders, Kensington Developments Ltd, as part of the Cypress Point Development but enjoys this quiet situation on the fringe of the main site. Local points of interest include close proximity to Fairhaven Golf Course and being within an easy distance to Lytham and St Annes principal centres, and Ansdell's shopping facilities on Woodlands Road. Viewing recommended.

VIEWING THE PROPERTY

Strictly by appointment through 'John Arden & Company'.

INTERNET & EMAIL ADDRESS

All properties being sold through John Arden & 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

Digital Markets, Competition and Consumers Act 2022

John Arden & 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 2025



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www.johnardern.com

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	82

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		
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Not environmentally friendly - higher CO ₂ emissions		
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