



2 Floors



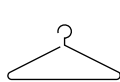
3 Bedrooms



3 En suites



Utility



Dressing Area



Garage



Study

## LYTHAM THREE BEDROOM HOME

A three bedroom detached home comprising a spacious lounge and an impressive open plan kitchen / dining / family room including French doors leading to the garden.

A separate utility room, study and cloakroom also complete this floor. Upstairs boasts 3 generous sized bedrooms with the master benefitting from a dressing area with fitted wardrobes and an en suite bath and shower room. Bed 2 and 3 also feature en suite shower rooms.

# LYTHAM THREE BEDROOM HOME

## ◇ DIMENSIONS

### First Floor:

#### Bedroom 1

4.57m x 3.27m  
15'0" x 10'9"

#### Dressing

#### En Suite

#### Bedroom 2

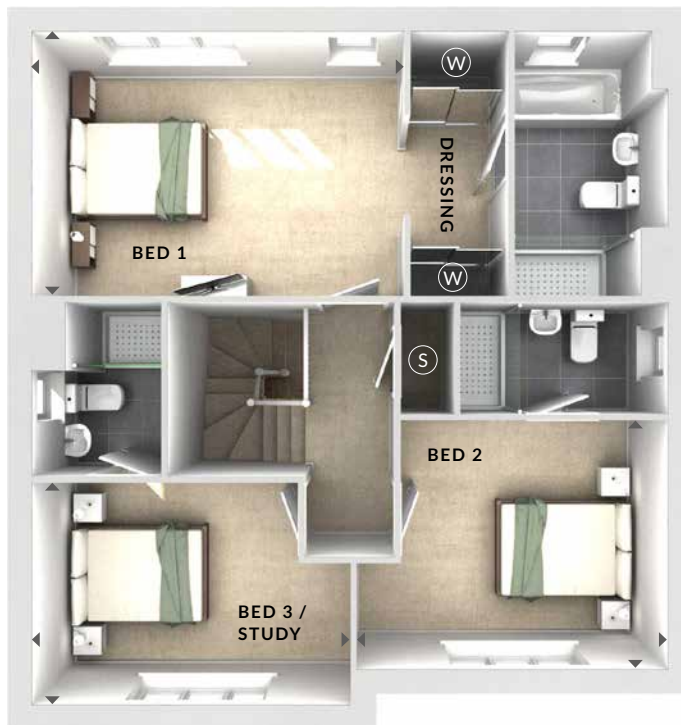
3.86m x 3.10m  
12'8" x 10'2"

#### En Suite

#### Bedroom 3 / Study

3.95m x 2.74m  
12'11" x 9'0"

#### En Suite



First Floor

### Ground Floor:

#### Lounge

3.33m x 4.55m  
10'11" x 14'11"

#### Kitchen / Dining / Family

7.89m x 3.19m  
25'11" x 10'6"

#### Utility

1.57m x 1.82m  
5'2" x 5'11"

#### Study

2.41m x 1.54m  
7'11" x 5'1"

(W) Wardrobes

(S) Storage

(C) Cloaks

◀▶ Measurement Points

△ External Access



Ground Floor

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