

HOME  TRUTHS



Tincklers Lane, Ecclestone

PR7 5LW





Occupying a generous plot with a fantastic family-friendly layout, this spacious four-bedroom home offers versatile living accommodation, a stunning garden, cinema room and integral garage. Thoughtfully maintained throughout, the property combines practical family living with unique features, making it ideal for those seeking both comfort and entertaining space.

Step through the porch entrance where useful storage provides the perfect place for coats and boots before entering the spacious central hallway, which serves as the heart of the home.

To the left is a bright and welcoming living room centred around a charming gas fire styled as a traditional log burner, creating a cosy focal point for relaxing evenings.

The kitchen is fitted with a range of attractive oak wall and base units, complemented by a feature Rangemaster cooker which is included within the sale. Additional benefits include an integrated dishwasher and ample workspace for everyday family life.

Leading off the kitchen is a wonderful sun room with underfloor heating, offering a versatile space for dining, entertaining or simply enjoying views over the garden throughout the seasons.

To the opposite side of the property is an impressive cinema room, complete with soundproofed walls, projector and speaker system.



Across the hallway is the family bathroom, fitted with a bath and overhead shower, wash hand basin and WC.

To the first floor, the accommodation continues with four well-proportioned double bedrooms. The principal bedroom overlooks the rear garden and benefits from fitted storage, while the second bedroom offers extensive built-in storage and ample space for a dressing area. Two further double bedrooms provide flexible accommodation for family members, guests or home working. A separate WC completes the first-floor layout.

Externally, the property boasts a substantial rear garden featuring a combination of lawned and patio areas, providing plenty of space for both relaxation and entertaining. A seating area positioned at the far end of the garden creates a peaceful retreat, while the garden enjoys afternoon and evening sunshine throughout the summer months.

Council tax D, EPC to follow, Freehold.

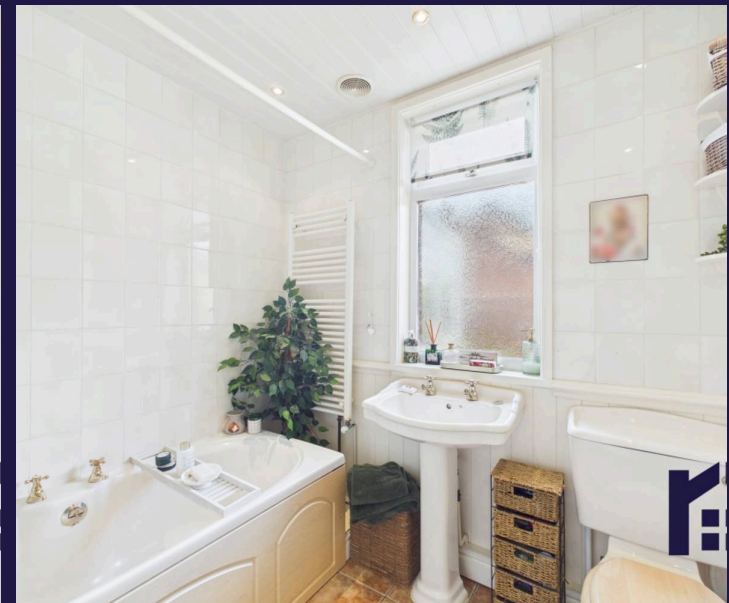


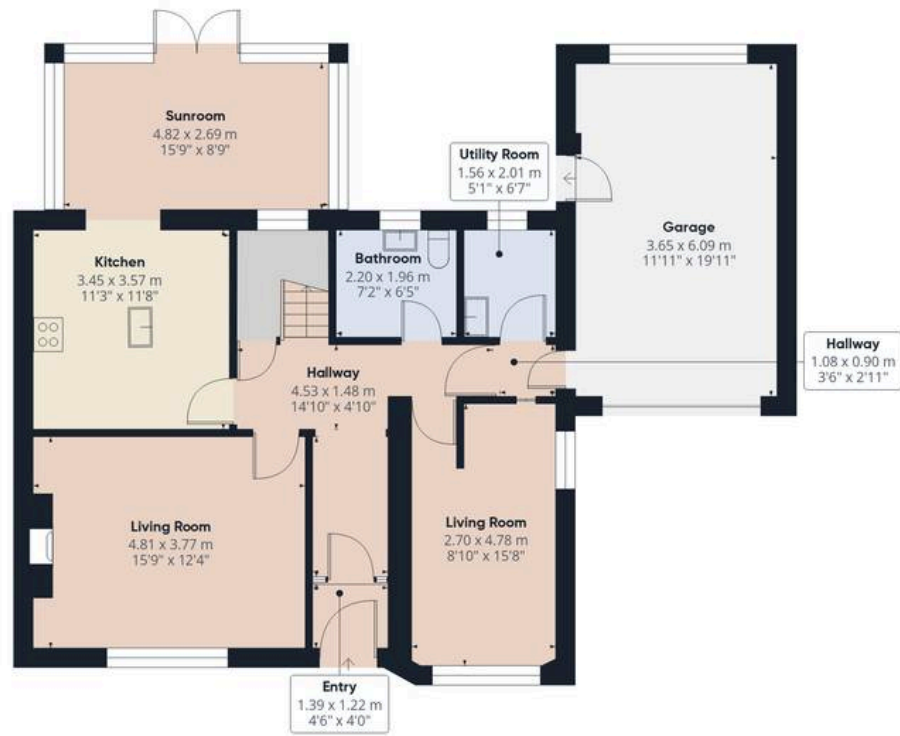
HOME TRUTHS

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Floor 1



Floor 2



Approximate total area⁽¹⁾

155.5 m²

1673 ft²

Reduced headroom

3.2 m²

34 ft²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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