

HOME  TRUTHS

Home Farm Mews Grape Lane, Croston

PR26 9JT







## 3 Home Farm Mews Grape Lane

Croston, Leyland

Stroll along the path through mature planting to the front to the main entrance and step into the hallway with porcelain tiled flooring that flows through into the Matthew Marsden kitchen, comprising a range of bespoke wall and base units topped with Caesar stone work surfaces, AEG five burner gas hob, wine cooler, dishwasher and electric and combi ovens by Miele, with space & power for additional appliances.

To the rear, the delightful living room has a study area off, and benefits from exposed beam, multifuel stove and French windows leading to the garden. Completing the ground floor is the cloakroom with wash hand basin on Caesar stone top and wc.

Step outside into the recently landscaped southwest facing garden with views out over woodland and Indian stone sun terrace leading to the lawn with planted borders. A lovely, private, serene space in which to entertain or just relax.

Parking is provided by a garage and two designated spots and all residents have access to a communal garden.

Council tax D, EPC C. Deposit is £2,133 including a holding deposit of £425





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Croston, Leyland

Gorgeous mews property in a hugely sought after location with three double bedrooms, Matthew Marsden kitchen and bedroom furniture, exposed beams and c 1100 square feet of sumptuous accommodation.

Council Tax band: D

EPC Energy Efficiency Rating: C

- Beautiful mews property
- Southwest facing landscaped gardens
- Three double bedrooms
- c 1100 square feet
- Garage and allocated parking
- Virtual tour



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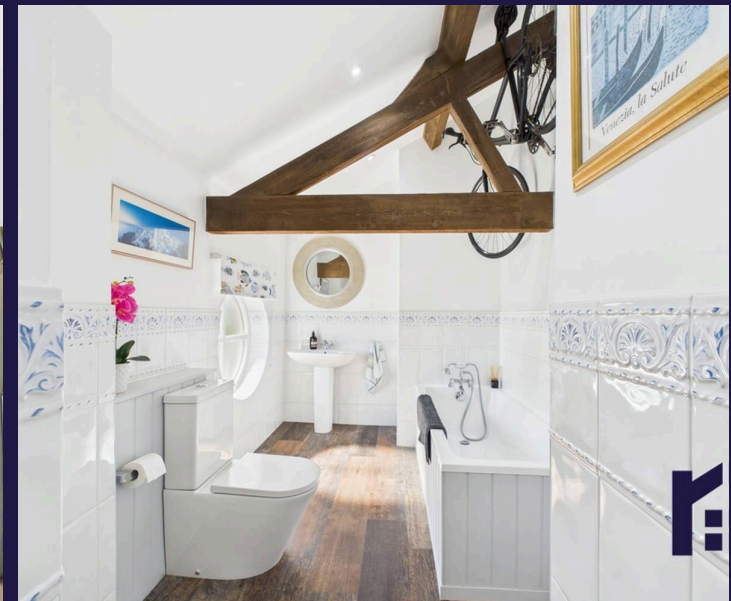
Eccleston Branch

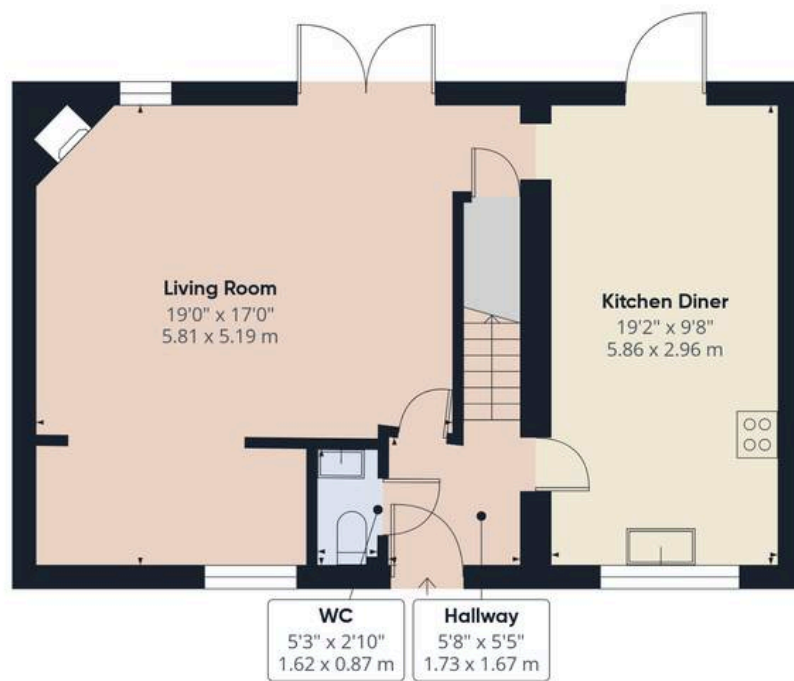
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Floor 1 Building 1



Floor 2 Building 1



Floor 1 Building 2

Approximate total area<sup>(1)</sup>

1248 ft<sup>2</sup>

115.8 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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