



FOLLWELLS

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Lugano Crackley Gates, Leycett - ST5 6AW  
£285,000

- Detached Bungalow
- Extensive Garden Plot
- Picturesque Semi Rural Location
- Great Potential for Development
- In Need of General Modernisation
- No Upward Chain

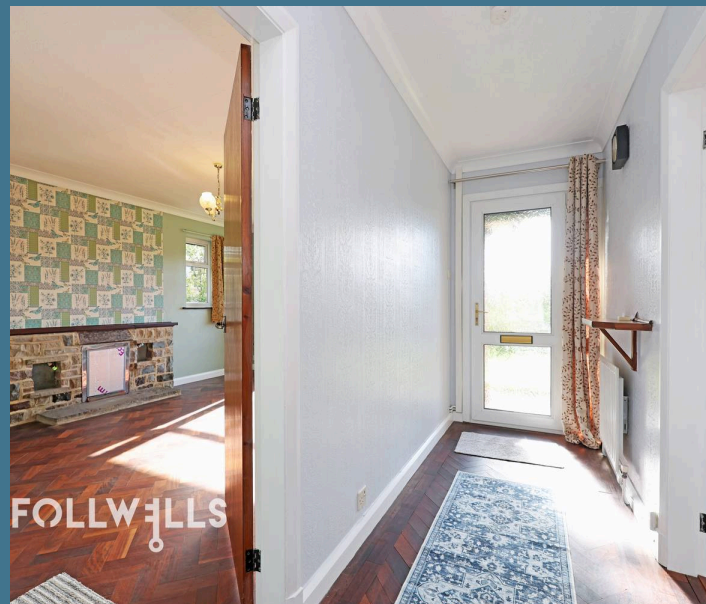
Occupying a generous plot set well back from the sought-after Leycett Lane, this spacious two bedroom dormer bungalow presents an exciting opportunity for purchasers seeking a home with excellent potential to modernise, renovate and extend, subject to the necessary planning permissions.

Approached via a lengthy driveway providing ample off-road parking for multiple vehicles, the property offers further scope to create additional parking or a turning circle to the front whilst still retaining attractive green space.

The accommodation is flooded with natural light throughout, thanks to a number of large windows and bay-fronted aspects, creating a bright and welcoming atmosphere from the moment you enter. A spacious entrance hall, enhanced by attractive parquet flooring, leads through to the principal living accommodation. The front-facing lounge enjoys a beautiful bay window and continues the characterful parquet flooring, offering an inviting reception space.

The generous ground floor bedroom is positioned to the front of the property and provides excellent proportions. The kitchen is fitted with a range of wall and base units and benefits from a useful pantry/storage area. Adjacent is a practical utility/storage room housing the boiler and plumbing for a washing machine.

The bathroom is fitted with a bath with shower over, wash hand basin and WC, whilst an airing cupboard provides additional storage and houses the immersion heater.





To the rear, a further versatile reception room overlooks the garden and offers useful understairs storage. From here, stairs rise to the dormer extension where a spacious second bedroom enjoys built-in storage, creating flexible accommodation suitable for a variety of lifestyle needs.

Externally, the property continues to impress. A brick-built outbuilding and substantial double garage with power supply and a full vehicle inspection pit provide excellent workshop, storage or hobby space. The rear garden enjoys a high degree of privacy and is predominantly laid to lawn, offering plenty of space for families, gardening enthusiasts or future landscaping projects.

Situated in a peaceful semi-rural location, the property combines countryside surroundings with exceptional convenience. A range of local amenities, well-regarded schools and commuter links are all within easy reach, making this an ideal opportunity for buyers looking to enjoy a quieter lifestyle without sacrificing accessibility.



A property brimming with potential, offering generous accommodation, extensive parking, excellent outbuildings and a sizeable plot in a highly desirable location.

The property is served by a modern sewage treatment system located within the property boundary. The system was completely replaced in October 2026. Purchasers are advised to make their own enquiries regarding the operation, maintenance arrangements and any shared responsibilities associated with the system.

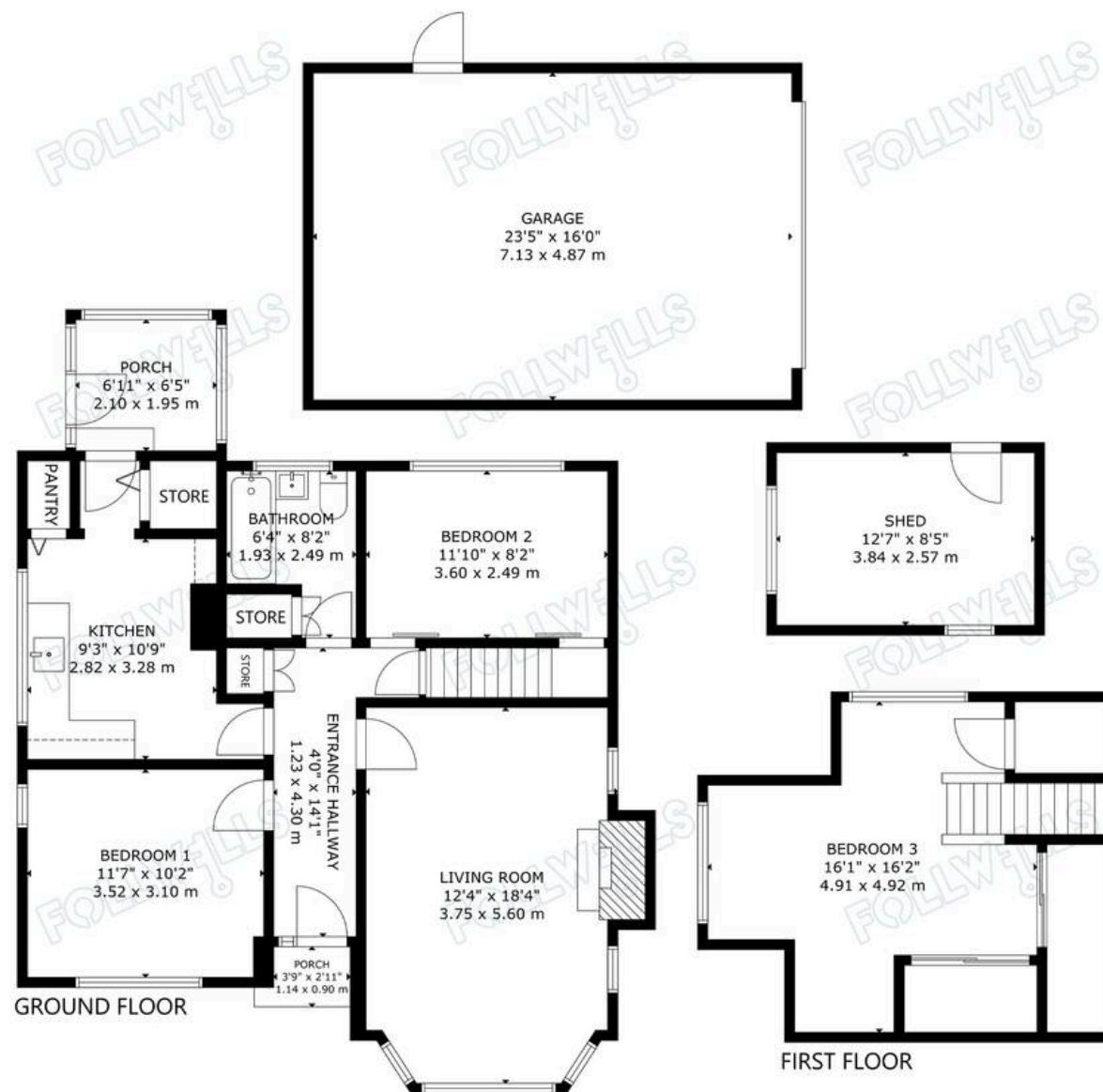
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E



COMPASS ALIGNED  
TO THE HOUSE



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GROSS INTERNAL AREA  
TOTAL: 95 m<sup>2</sup>/1,030 sq.ft  
GROUND FLOOR: 70 m<sup>2</sup>/758 sq.ft, FIRST FLOOR: 25 m<sup>2</sup>/272 sq.ft  
EXCLUDED AREAS: PORCH: 5 m<sup>2</sup>/56 sq.ft,  
GARAGE: 35 m<sup>2</sup>/374 sq.ft, SHED: 10 m<sup>2</sup>/106 sq.ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

**360**  
PICTURE UK