



LUKE DYKES

exp[®] UK

@ luke.dykes@exp.uk.com

🌐 lukedykes.exp.uk.com

📞 07427 976 643

Hesketh Lane, Tarleton, PR4

Offers In Region Of £555,995

5 3 3

- Electric Gated Entrance with spacious block-paved driveway
- Immaculate Interiors with herringbone flooring and beams
- Spacious Lounge with feature brick fireplace and timber accents
- High-Spec Bathrooms including luxury en-suite
- Energy Efficient with underfloor heating and double glazing
- Integrated Double Garage with internal access and utility area
- Bespoke Kitchen with boiling tap and integrated appliances
- Five Light-Filled Bedrooms with flexible layouts
- South-Facing Garden with lawn, patio, and open views
- Desirable Location close to schools, shops, and commuter links



This stunning **five-bedroom detached family home** in the heart of Tarleton perfectly combines classic character with modern elegance. Set behind private electric gates, it features a vast block-paved driveway and integrated double garage providing ample parking. Inside, light-filled rooms showcase stylish herringbone flooring, exposed beams, and a high-spec open-plan kitchen/diner with bespoke cabinetry, integrated appliances, and underfloor heating. The spacious lounge with an exposed brick fireplace offers a warm, inviting space. Upstairs, five generous bedrooms include a master with en-suite, alongside a modern family bathroom. The large south-facing garden provides a private, sunny retreat with beautiful countryside views. Additional highlights include double glazing, gas central heating, and proximity to excellent schools, local amenities, and commuter routes.



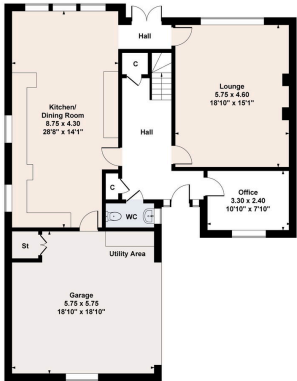


HESKETH LANE

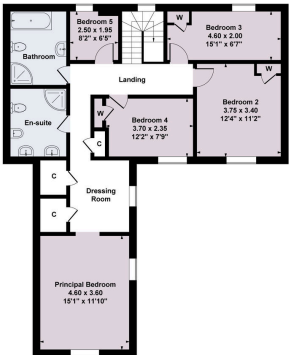
APPROXIMATE GROSS INTERNAL FLOOR AREA
 MAIN HOUSE = 1981 SQ FT / 184 SQ M
 GARAGE = 355 SQ FT / 33 SQ M
 TOTAL = 2336 SQ FT / 217 SQ M

Measured In accordance with RICS
 guidelines Every attempt is made to ensure
 accuracy, however all measurements
 are approximate.

This floor plan is for illustrative purposes only
 and is not to scale.



Ground Floor



First Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	80	
(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	