



## **Dob Lane, Little Hoole, Preston**

**Offers Over £430,000**

Ben Rose Estate Agents are pleased to present to market this truly characterful three-bedroom semi-detached home, nestled in the heart of Little Hoole – one of Lancashire’s most desirable rural villages. Surrounded by open countryside yet only a short distance from Longton and Tarleton, the property offers a rare chance to embrace a peaceful village lifestyle without compromising on accessibility. Families will benefit from excellent local schools, a welcoming community atmosphere, and convenient links to the M6 and M61, while frequent bus connections provide effortless travel to Preston, Southport and beyond. Scenic country walks and footpaths lie quite literally on your doorstep, making this location perfect for those who cherish the outdoors.

Stepping into the property, a warm and inviting porch opens into the full-width lounge and dining room – a charming space centred around a log-burning stove set within a striking feature fireplace. With its generous proportions, this room is perfectly designed for family living, offering both a cosy setting for quiet evenings and an open layout for entertaining. At the rear, the home reveals its showpiece – a beautifully modern open-plan kitchen and sitting room. Complete with a marble-topped island, high-spec integrated appliances and a multi-fuel burner, this is a space made for both cooking and gathering. French doors invite natural light and extend the living area seamlessly onto the garden’s raised patio. A ground floor WC completes the layout.

The first floor continues the sense of comfort and charm. The master bedroom boasts its own ensuite, while two further double bedrooms offer excellent versatility for children, guests or even a home office. A contemporary three-piece family bathroom serves the additional rooms.

Externally, this home truly excels. A gated driveway framed by mature trees leads to the property, offering ample parking. The expansive rear garden is an oasis of greenery, with lawns, mature borders, a summer house and sweeping countryside views that change with the seasons. The raised patio provides the perfect spot for morning coffee or summer evenings spent outdoors.

With planning permission already secured for future extension, this home offers not just comfort but also incredible potential – a countryside retreat that can grow with you.

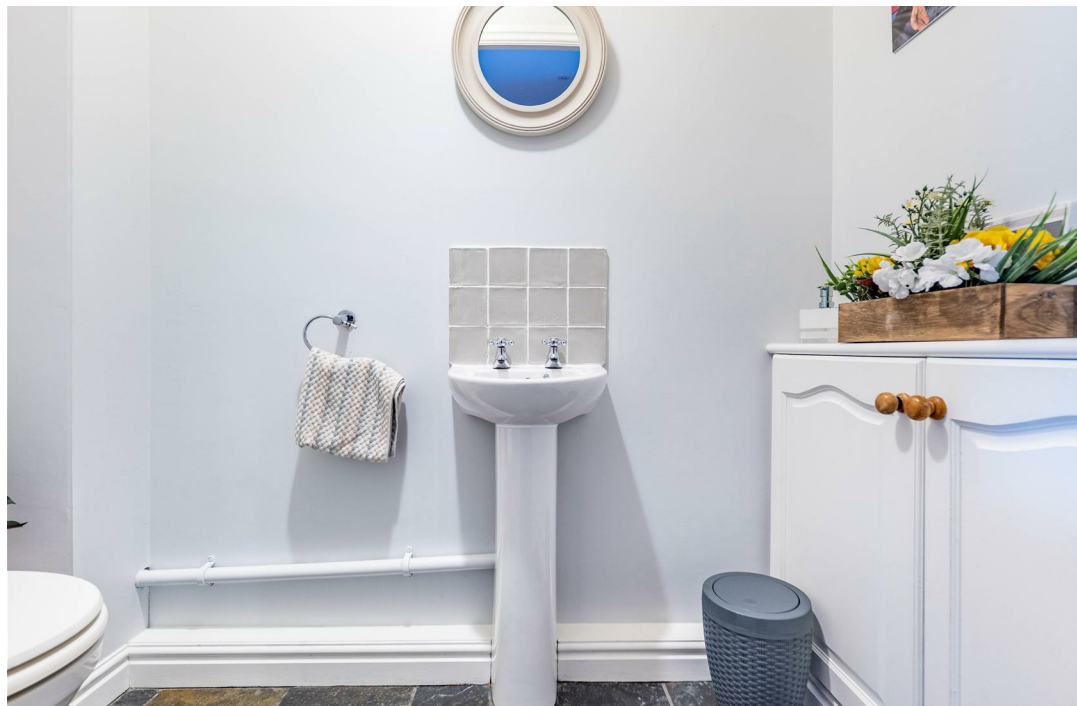




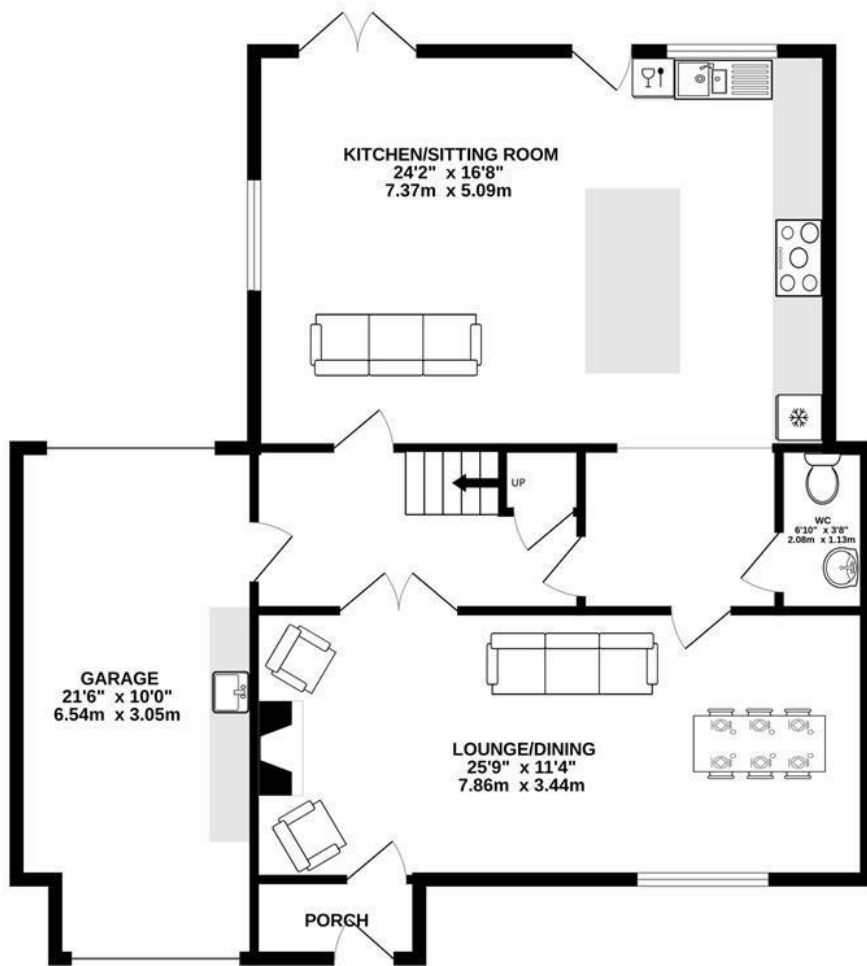




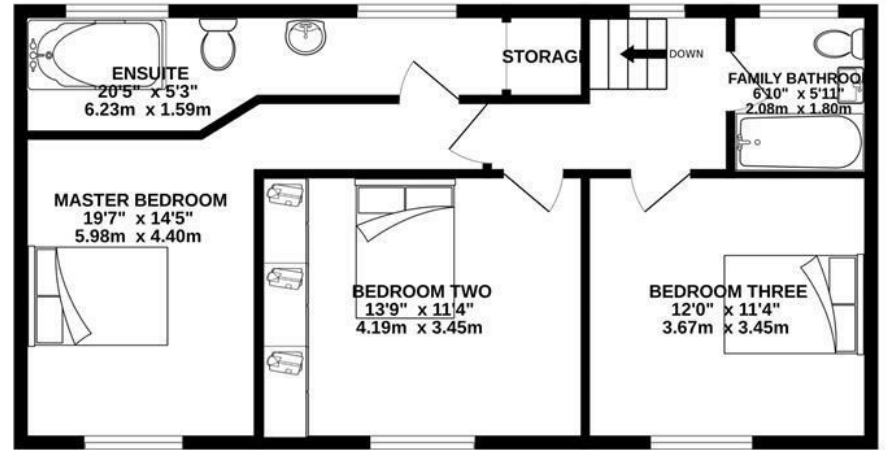




**GROUND FLOOR**  
1096 sq.ft. (101.8 sq.m.) approx.



**1ST FLOOR**  
649 sq.ft. (60.3 sq.m.) approx.

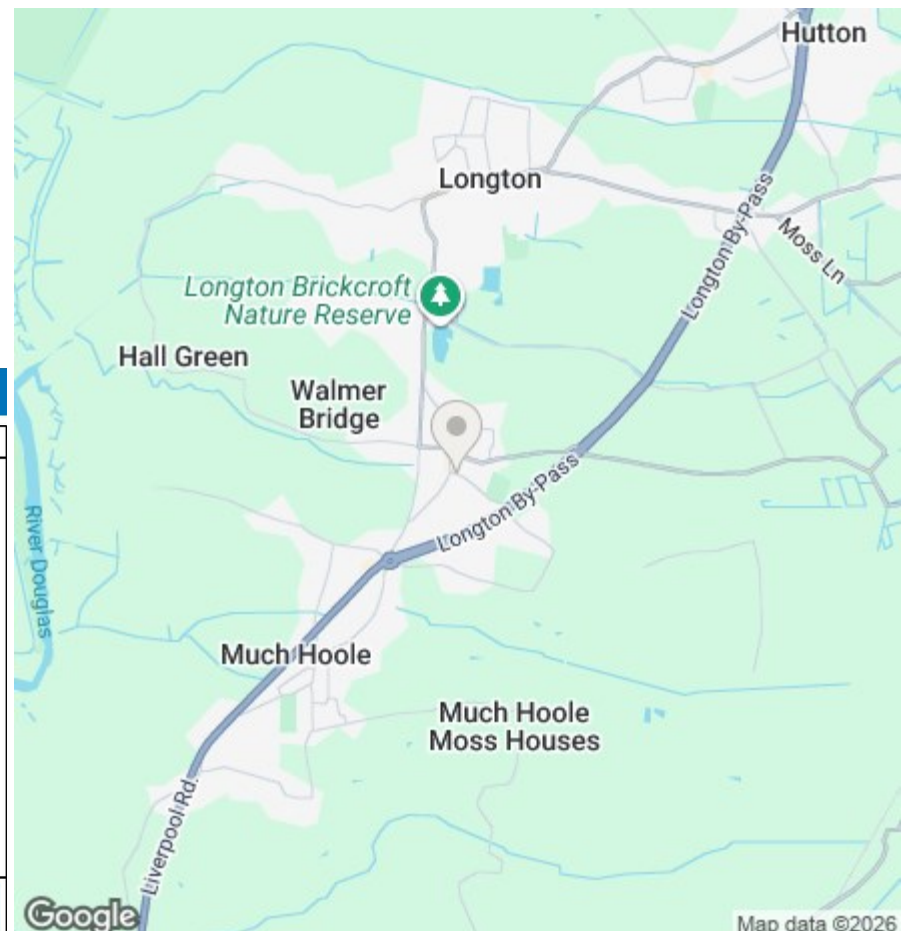


**TOTAL FLOOR AREA : 1745 sq.ft. (162.1 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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