

Loisine Close, Marland OL11 3PF

Asking Price £295,000



Adamsons Barton Kendal are delighted to introduce this well-presented three-bedroom detached property, set on a large plot with stunning gardens to the front, side and rear, and located in the sought-after area of Marland. Ideal for growing families, the home benefits from a handy double driveway and a single garage with electrics, while being conveniently situated close to excellent local schools including Matthew Moss High School, along with local amenities, shops and motorway links.

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Internally, the property comprises an entrance porch leading into a spacious open-plan living area featuring a remote-controlled electric fireplace, flowing seamlessly into a dining space with patio doors opening onto the rear garden. The fitted kitchen includes integrated oven, hob and extractor fan, with space for additional appliances, and the ground floor accommodation is completed by a useful WC.

To the first floor are three generous double bedrooms, including a master bedroom with fitted wardrobes and an en-suite shower room, alongside two further spacious bedrooms and a family bathroom featuring a whirlpool bath.

Externally, the beautifully maintained gardens are a standout feature, offering a patio area, water feature, outside tap and a tree-lined front boundary, creating a peaceful and private setting. This fantastic home is perfectly suited to family living, and early viewing is highly recommended to fully appreciate all it has to offer.

THE ACCOMMODATION COMPRISES:

(Measurements are approximate to the nearest 0.1m and for guidance only and they should not be relied upon for the fitting of carpets or the placement of furniture). No checks have been made on any fixtures and fittings or services where connected (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property).

Ground Floor

Lounge - 3.6 x 5.5 metres

Dining Area - 2.9 x 2.7 metres

Kitchen - 3.4 x 2.6 metres

WC - 2.7 x 1.1 metres

Porch - 0.9 x 1.5 metres

Garage - 2.7 x 3.7 metres

First Floor

Landing

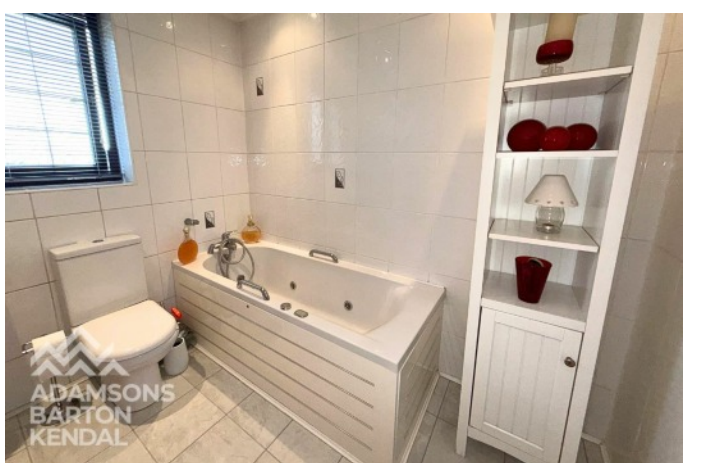
Bedroom - 3.4 x 4.4 metres

En Suite - 2.8 x 1.3 metres

Bedroom - 3.4 x 2.5 metres

Bedroom - 2.6 x 3.6 metres

Bathroom - 2.0 x 2.4 metres





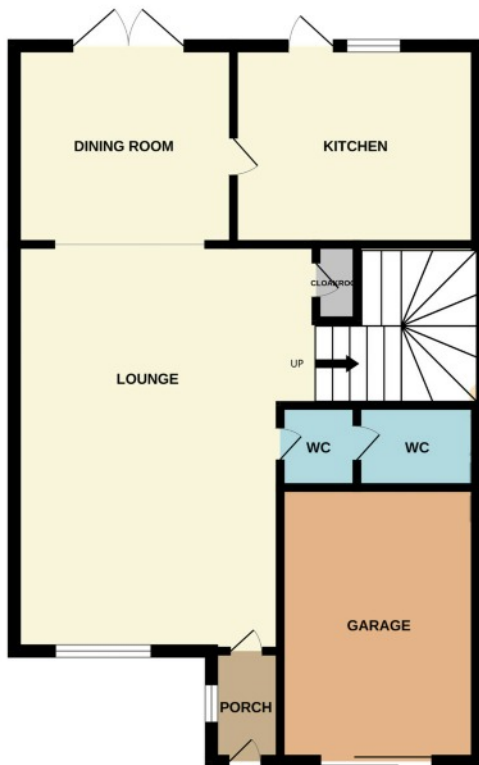
ADDITIONAL INFORMATION

Council Tax Band - C

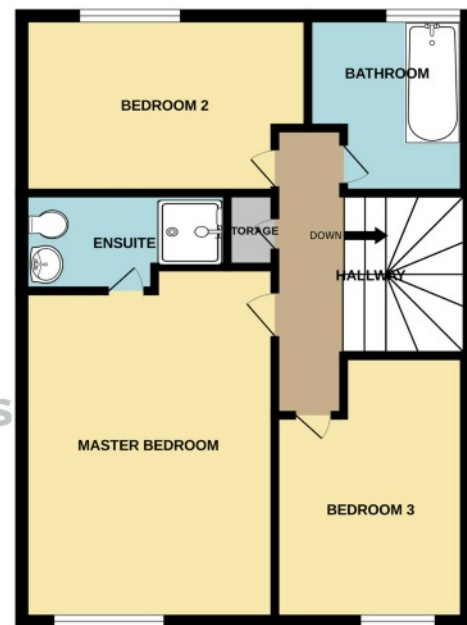
Energy Performance Cert - TBC

Tenure - TBC

GROUND FLOOR
618 sq.ft. (57.4 sq.m.) approx.



1ST FLOOR
537 sq.ft. (49.8 sq.m.) approx.



TOTAL FLOOR AREA : 1154 sq.ft. (107.2 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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