



## THE INGLEBY LONGMEANYGATE

MIDGE HALL, LEYLAND, PR26 7TB

**£338,995**  
FREEHOLD

A beautiful detached family home on a most sought after development, built by quality builders, David Wilson. Fitted dining kitchen and sitting area, main lounge room, downstairs cloaks WC. To the first floor there are four bedrooms, en suite to the master, There are gardens to the front and rear, rear being south facing. There is driveway parking and a detached garage. The property is Freehold. Close to local schools, services, supermarkets and excellent motorway connectivity.

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# THE INGLEBY

- New Build Detached Family Home • Quality builders David Wilson • Set In Exciting New Development • Four Bedrooms • Lounge • Open Plan Kitchen & Dining • Main Bathroom, En Suite & Downstairs Cloaks WC • Gardens Front & South Facing Rear • Driveway & Garage • Great Location



## Ground Floor

### Kitchen/Family/Dining

### Lounge

### Cloakroom

## First Floor

### Bedroom One

### En-suite

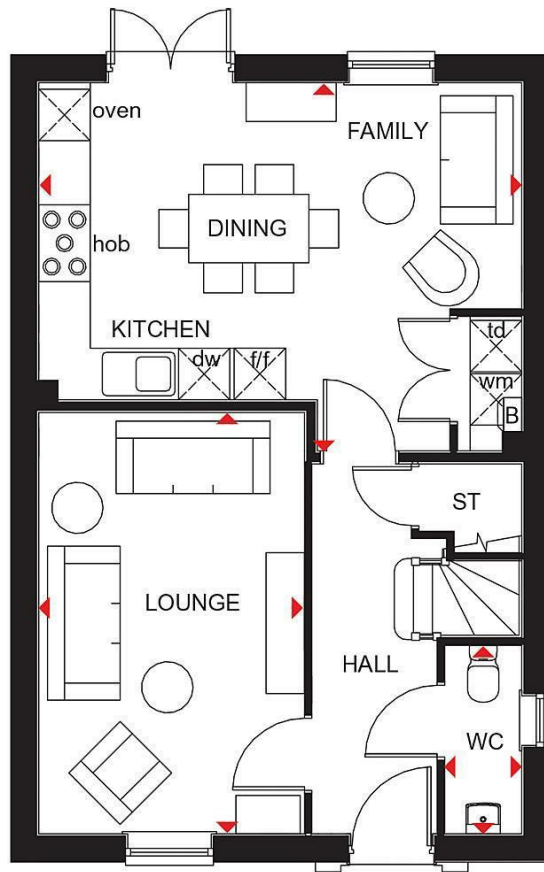
### Bedroom Two


### Bedroom Three

### Bedroom Four

# THE INGLEBY





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 	

**EPC Rating: Council Tax Band: New Build**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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