



Lynwood Park, Warton, Preston PR4 1FT

- MODERN 40 x 20 TWO BEDROOM PARK HOME
- SPACIOUS OPEN PLAN KITCHEN / DINER
- GOOD SIZED SECOND BEDROOM
- VIEWING HIGHLY RECOMMENDED!!!!
- SOUGHT AFTER RESIDENTIAL PARK DEVELOPMENT
- LOVELY MASTER BEDROOM WITH DRESSING AREA & ENSUITE SHOWER ROOM
- LOW MAINTENANCE GARDENS, DRIVEWAY AND DETACHED GARAGE
- ***** OFFERED WITH NO ONWARD CHAIN

Contact Annette & Team Tempo **NOW**

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Lynwood Park, Warton, Preston PR4 1FT

Nestled in the tranquil setting of Lynwood Park in Warton, Preston, this charming two-bedroom residential park home offers a unique opportunity for those seeking a peaceful lifestyle. The property is designed to provide comfort and convenience, making it an ideal choice for individuals or couples looking to downsize or enjoy a serene retreat. Living in Lynwood Park allows residents to enjoy a sense of community while being just a short distance Warton and the amenities of Lytham just a short journey away. This property, built circa 2020, is a quality 40 X 20 feet, double unit Park Home and briefly comprising: Vestibule with cloak cupboard, spacious lounge, open plan kitchen diner, master bedroom with dressing area and ensuite, 2nd good sized bedroom and a further shower room / WC. Externally, easy manageable wrap around gardens, driveway and detached garage. Viewing highly recommended and offered with no onward chain delay!!!



Council Tax Band: A

Tenure: Leasehold



Entrance Vestibule

Useful entrance area with built in cloak cupboard. Inner door to -

Kitchen/Diner

19' x 13'7"

This well-appointed kitchen and dining area combines functionality with comfort. The kitchen features modern white cabinetry, integrated appliances including - eye level double oven, auto washing machine and dishwasher and larger fridge freezer. Peninsular breakfast bar with seating, inset sink and drainer, built in storage cupboard housing the boiler and inset ceiling downlighters. The dining space comfortably accommodates a table for several people and benefits from natural light through the windows to front and rear. The area is part carpeted with wood-effect flooring around the kitchen section, creating a pleasant contrast and defining the space effectively.

Lounge

19' x 9'10"

The lounge is a spacious and inviting area featuring large windows that allow plenty of natural light to fill the room. It has a cosy fireplace set against a feature wallpapered wall, creating a charming focal point. With neutral carpeting and ample space for comfortable seating, this room offers a warm and welcoming atmosphere for relaxation or entertaining.

Bedroom 1

9'8" x 10'8"

The master bedroom is a peaceful retreat featuring a large double bed against a patterned wallpapered wall, complemented by matching curtains and carpeting. The room benefits from natural light through a large window and provides ample space for additional furniture, including dressers and bedside tables. Adjacent to the bedroom is a dressing area with fitted wardrobes, leading to an ensuite shower room, offering privacy and convenience.

Ensuite

4'11" x 5'3"

The en-suite shower room attached to the master bedroom is compact yet efficiently

arranged. It includes a step in shower cubicle, a toilet, and a vanity wash basin. A window provides natural light, and the room is finished with wood effect flooring and light-coloured walls for a fresh and clean feel. An heated towel ladder provide warmth and inset ceiling downlighters.

Bedroom 2

9'6" x 8'10"

Bedroom 2 offers a generous space with fitted wardrobes, carpeting and neutral decor. A window allows natural light to brighten the room, making it suitable as a guest room, child's bedroom, or study, with enough space for a bed and essential furniture.

Shower Room

6'9" x 5'9"

The shower room is designed for practical use and includes a walk-in shower, toilet, and vanity washbasin. The room is finished with wood-effect flooring and light tiling on the walls, providing a clean and modern appearance. A window contributes additional natural light. Heated towel ladder and inset ceiling downlighters.

Front Exterior

Outside, the property benefits from a neat paved driveway leading to a detached garage offering secure parking or storage space. There is also a paved patio area beside the garage, providing a pleasant spot for outdoor seating or relaxing. The exterior of the home is attractively finished with a combination of brickwork and cladding, with large bay windows adding character and charm to the facade.

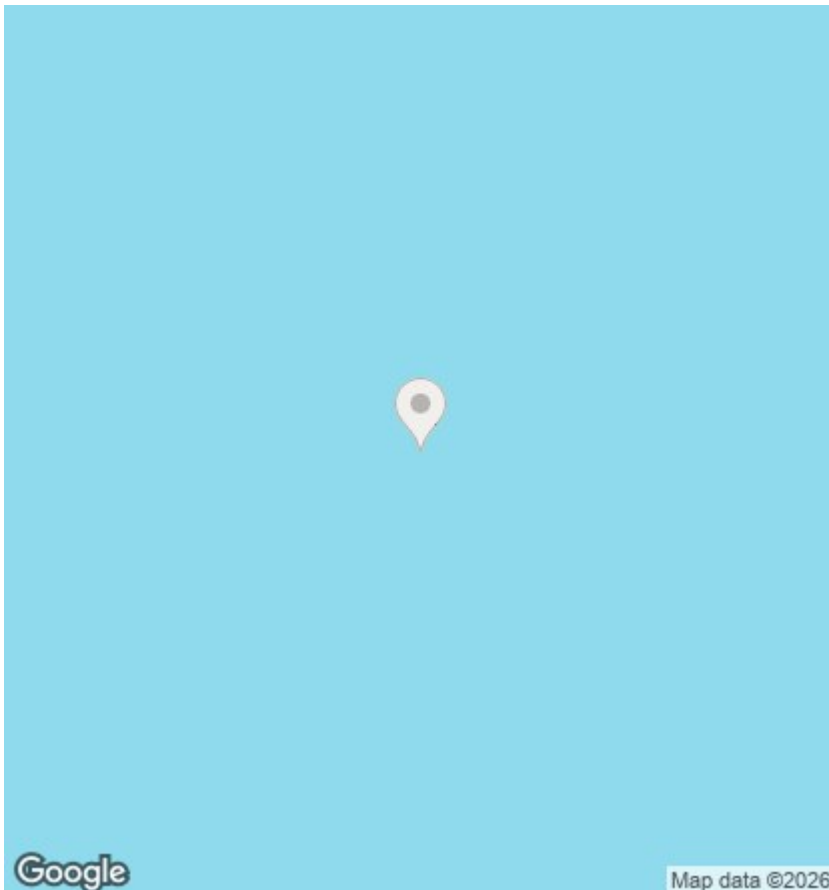
Terrace / Patio

The private paved patio area at the side of the home offers a quiet outdoor space with enough room for seating and relaxation. This area is bordered by the garage and fencing, giving a sense of seclusion and comfort for enjoying fresh air or hosting small gatherings.

Garage

The detached garage provides secure parking or storage and is located conveniently beside the property. It features a white up-and-over door and a brick and pebble dash finish that complements the home's exterior. There is a personal access door, window for natural light and benefits from power and lighting.



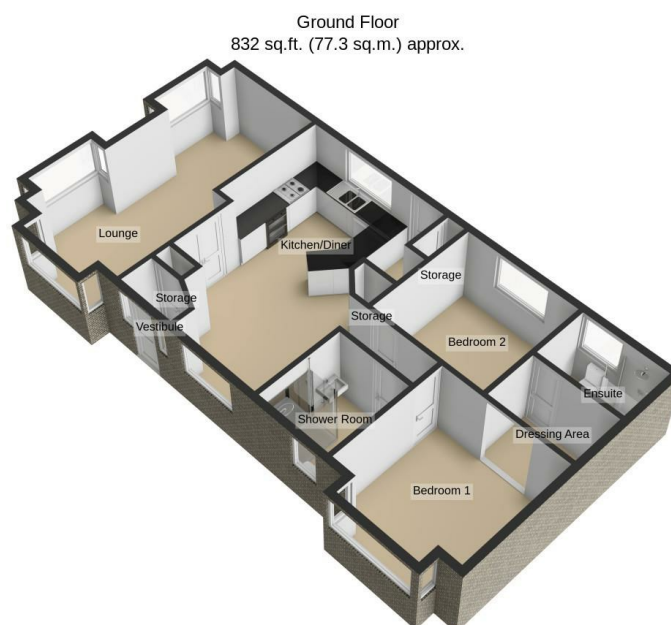


Notice

Please note we have not tested any apparatus, fixtures, fitting or services. Interested parties must undertake their own investigation into the working order of these items. All measurements stated in this brochure are approximate and photographs provided are for guidance only. We are advised that the property is subject to site fees.

Viewings

Viewings by arrangement only. Call 01772 633399 to make an appointment.



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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