JOHN ARDERN

"The Family Estate Agent"

www.johnardern.com

Lytham St. Annes 01253 79 55 55

ESTATE AGENTS • VALUER • AUCTIONEERS

1 Lapwing Row, Lytham

- Modern Detached 'Baltimore' Style Family House
- Boasting a Large Corner Plot with Lovely Views to the Front of the Communal Landscaping
- Superbly Presented Throughout
- Central Hallway & Cloaks/WC
- Large Open Plan Dining Room & Lounge with Bi Folding Doors
- Breakfast Kitchen & Separate Study/Snug
- Principal Bedroom with Walk in Wardrobe & En Suite Modern Bathroom/WC
- Three Further Fitted Bedrooms & Modern Shower Room/WC
- Landscaped Gardens to the Front, Side & Rear, Double Garage with Utility Area
- Leasehold, Council Tax Band F & EPC Rating C

£529,950

VIEWING: Strictly by appointment through 'John Ardern & Company'

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GROUND FLOOR

HALLWAY
18'1 x 6'7

Spacious central Hall approached through a contemporary composite outer door with inset decorative double glazed panels. Full length obscure double glazed panels to either side of the floor providing excellent natural light. Single panel radiator. Corniced ceiling. Attractive Camaro Loc tiled effect flooring in 'Grey Flagstone'. Staircase leads off to the first floor with a white spindled balustrade. Useful under stair cloaks/store cupboard with matching flooring and power point, ideal for vacuum cleaner charging etc, White panelled doors leading off.

CLOAKS/WC
5'4 min x 3'2

UPVC obscure double glazed window to the side elevation with a top opening light. Tiled sill. Two piece modern white suite comprises: Vanity wash hand basin with an offset mixer tap and cupboard below. Low level WC. Part tiled walls and floor. Chrome heated ladder towel rail. Two inset ceiling spot lights.

STUDY/SNUG
10'7 x 10'7

Useful separate family reception room. UPVC double glazed arched window overlooks the front garden with a central opening light and lovely views beyond of the communal landscaping. Matching Camaro Loc tiled effect flooring. Corniced ceiling. Double panel radiator. Fitted corner kneehole desk with cupboards and drawers to either side. Fitted wall cupboards above and concealed downlighting. Power points with USB sockets. Aerial point and socket for a wall mounted TV.

OPEN PLAN LOUNGE & DINING ROOM
28'7 x 15'4 max

(max L shaped measurements) Stunning principal reception area.

DINING ROOM

To the Dining area is a double glazed arched window overlooking the front gardens with a central opening light and a further double glazed window to the side aspect, again with a top opening light. Overhead light and three wall lights. Contemporary wall mounted column radiator. Telephone and internet point.

LOUNGE

The the rear Living area are feature wide aluminium framed bi folding doors overlooking and giving direct rear garden access. Fitted vertical blinds. Corniced ceiling with an overhead light and two wall lights. Focal point is a contemporary fireplace with a display surround and log effect fire. Provisions for a wall mounted TV above. Two further column radiators.

BREAKFAST KITCHEN

13'6 x 12'8

Family Kitchen approached through folding panelled door from the Hall. UPVC double glazed window to the side aspect with two top opening lights. Additional double glazed opening window enjoys an outlook to the rear. Good range of eye and low level cupboards and drawers. Stainless steel single drainer sink unit with a centre mixer tap and moulded draining board. Set in matching work surfaces with splash back and concealed downlighting. Matching peninsular breakfast bar with two pendant light fittings above. Built in appliances comprise: Siemens four ring electric induction hob. AEG stainless steel illuminated extractor above. Two matching AEG electric oven and grills. Caple integrated dishwasher with a matching cupboard front. Space for a fridge/freezer. Polished tiled floor. Inset ceiling spot lights. Column wall mounted radiator. Concealed wall mounted Baxi gas central heating boiler and a wall mounted programmer control. UPVC double glazed French door gives direct access to the rear garden with a matching full length glazed panel to the side.

FIRST FLOOR LANDING

17'6 x 6'9

Spacious central Landing approached from the previously described staircase with a matching white spindled balustrade. UPVC double glazed window overlooks the front elevation and benefitting from the lovely front views. Two top opening lights. Corniced ceiling with inset spot lights. Access to loft space. White panelled doors leading off.

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BEDROOM SUITE ONE
13'6 x 13'

Superb principal double bedroom. Double glazed window overlooking the rear of the property with two top opening lights. Double panel radiator. Corniced ceiling with inset spot lights. Fitted furniture comprises: Two single wardrobes with matching bedside drawers and overbed storage. Kneehole dressing table with a drawer below. Television aerial point. Double doors reveal the walk in wardrobe and door leading off to the En Suite.

WALK IN WARDROBE
9'10 x 5'

Range of fitted open wardrobes with hanging rails and display shelving. Six drawer unit and wall mounted shoe display rack. Inset ceiling spot lights. Wall mounted slimline electric panel heater.

EN SUITE BATHROOM/WC
10'5 x 6'8

Superb modern Bathroom fitted approx 5 years ago. Obscure double glazed window to the side elevation with a top opening light. Tiled sill and window blinds. Three piece white suite comprising: Step up and tiled panelled bath with low level lighting. Centre mixer tap and plumbed over bath shower with a glazed screen and recessed tiled display. Imex semi concealed low level WC. Adjoining vanity wash hand basin with a centre mixer tap set in a display surround with cupboards and drawers below. Illuminated wall mirror above. Ceramic tiled walls and floor with electric under floor heating. Inset ceiling spot lights and extractor fan. Chrome heated ladder towel rail.

BEDROOM TWO
11'8 x 11'6

Second double fitted bedroom. Double glazed window to the rear aspect with two top opening lights. Single panel radiator. Inset ceiling spot lights. Two fitted single wardrobes with matching bedside drawer units and overbed storage. Six drawer display unit.

BEDROOM THREE
9'3 x 8'7 plus wardrobes

Third tastefully presented double bedroom. UPVC double glazed window overlooking the front elevation with two top opening lights. Single panel radiator. Inset ceiling spot lights. Fitted bedroom furniture comprises: Two double wardrobes. Central double cupboard with drawers below. Matching side display with cupboards below.

BEDROOM FOUR
10'7 x 7'8

Fourth good sized single bedroom with a double glazed window to the front elevation. Two top opening lights. Inset ceiling spot lights. Fitted furniture comprising a double wardrobe and an adjoining three drawer display unit. Two matching bedside display cupboards.

SHOWER ROOM/WC
10'5 x 7'4 max into shower

Modern three piece family Shower Room, also installed approx 5 years ago. Obscure double glazed window to the side elevation with a top opening light. Tiled sill and window blinds. Wide shower cubicle with a glazed screen, plumbed overhead shower and additional hand held shower attachment. Imex semi concealed low level WC. Recessed display. Wall hung vanity wash hand basin with drawers below. Illuminated mirror fronted bathroom cabinet above and adjoining wall hung bathroom cabinet. Ceramic tiled walls and floor with electric under floor heating. Inset ceiling spot lights and extractor fan. Chrome heated ladder towel rail. Double doors reveal a built in airing cupboard housing a Gledhill hot water cylinder.

OUTSIDE

The property has a commanding corner plot with a central block paved pathway leading to the front canopied entrance. With lawned gardens to either side and having mature shrub borders and inset palms. Matching block paved pathways and a wide asphalted adjoining driveway providing excellent off road parking and leading to the detached double Garage. External gas and electric meters. Timber gate leading to the rear gardens.

To the immediate rear is a beautiful landscaped family garden with a stone flagged sun terrace and a matching central pathway leading to a 2nd rear patio area. Lawned gardens to either side with a corner decorative stone chipped area. External lighting and garden tap. To the side of the house is a useful area housing a large timber Garden Store (approx 13'2 x 9'6) with a personal door and a double glazed window providing some natural borrowed light. Power and light connected.

DOUBLE GARAGE
18'7 x 17'10

Double brick garage with a pitched and tiled roof. Approched though two Garolla doors. Power and light connected. Side UPVC personal door with an inset obscure double glazed panel. UPVC obscure double glazed window to the side providing some natural light. Display shelving and fitted low level cupboards. Laminate work tops with a stainless steel single drainer sink unit with hot and cold water taps and splash back tiling. Plumbing for a washing machine and space for a tumble dryer. The garage has some loft space for further useful storage.

CENTRAL HEATING
The property enjoys the benefit of gas fired central heating from a Baxi boiler in the Kitchen serving panel radiators and domestic hot water.

DOUBLE GLAZING
Where previously described the windows have been DOUBLE GLAZED with UPVC frames.

TENURE/COUNCIL TAX
The site of the property is held Leasehold for the residue term of 999 years subject to an annual ground rent of £200. Council Tax Band F

MAINTENANCE
A management company has been formed to administer and control outgoing expenses to common parts. A figure of £52.80 per month is currently levied.

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LOCATION

This superb four bedroomed 'Baltimore' style detached family home stands on a spacious corner plot on the popular development known as 'Cypress Point' which was built by Kensington Developments in the early 2000s with lovely views towards the very well landscaped communal gardens. Cypress Point is conveniently situated lying between both Lytham and St Annes principal shopping centres with their town centre amenities together with local shops available on Woodlands Road in Ansdell. The development is also convenient for the M55 motorway via the new link road and is in the catchment area for a number of local primary and secondary schools. An internal and external inspection is strongly recommended to fully appreciate the re configured interior with a double Garage, good off road parking and a landscaped enclosed rear garden.

NOTE

The carpets, blinds and light fittings are included in the asking price.
There is an external CCTV system to the front and rear also included in the sale.

VIEWING THE PROPERTY

Strictly by appointment through 'John Ardern & Company'.

INTERNET & EMAIL ADDRESS

All properties being sold through John Ardern & Company can be accessed and full colour brochures printed in full, with coloured photographs, on the internet: www.johnardern.com, rightmove.com, onthemarket.com, Email Address: zoe@johnardern.com

Digital Markets, Competition & Consumers Act 2024

John Ardern & Company for themselves and their clients declare that they have exercised all due diligence in the preparation of these details but can give no guarantee as to their veracity or correctness. Any electrical or other appliances included have not been tested, neither have drains, heating, plumbing and electrical installations. All purchasers are recommended to carry our their own investigations before contract. Details Prepared May 2026

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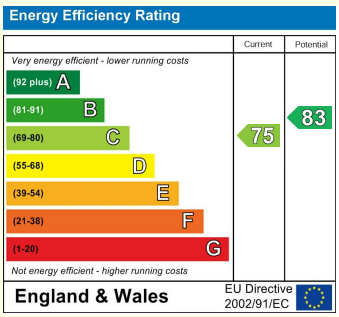

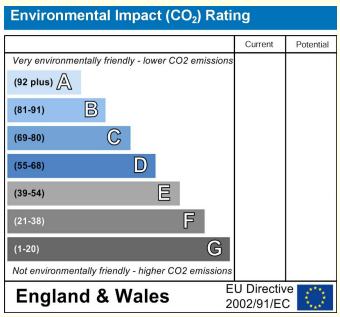

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