



15 The Marshes Lane, Mere Brow

Preston

Guide Price **£575,000**



15 The Marshes Lane

Mere Brow, Preston

Spacious detached 4-bed home with 3 reception rooms, private pool, multi-car drive, garage, summer house, garden bar, fitted wardrobes, 2 bathrooms, and a sociable kitchen. Freehold.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Detached Four Bedroom
- Private Swimming Pool
- Three Reception Rooms
- All Bedrooms With Fitted Wardrobes
- Two Bathrooms
- Double Garage
- Multi-Car Driveway
- Summer House And Garden Bar
- Buyers Information Pack Ready

Porch

Tiled floor.

Kitchen

Excellent range of eye and low level units including a 1.5 composite sink. Integrated appliances include; dishwasher, washing machine, fridge, freezer, double electric oven, gas hob, microwave and extractor fan. Breakfast bar. Vinyl flooring. Window to rear and side and door to side.

Ground Floor Bathroom

Three piece suite comprising of a shower cubicle with electric shower, vanity wash hand basin and a low level wc- fully tiled walls and floor. Window to rear.

Open Plan Lounge/Diner

Lounge into dining area, gas fire. French doors to front.

Lounge

Gas fireplace, window to front and sliding patio doors to rear conservatory.

Conservatory

Views of the garden. French doors and windows to rear.





First Floor Landing

Window to front.

First Floor Bathroom

Three piece suite comprising of walk in shower with glass divide, vanity wash hand basin, fitted illuminated mirror, and a low level wc. Fully tiled walls and floor. Window to rear.

Bedroom One

Fitted wardrobes. Great views, window to rear.

Bedroom Two

Fitted storage, window to rear.

Bedroom Three

Fitted wardrobes, window to front.

Bedroom Four

Fitted wardrobes, window to front.

Garage

Double garage with fitted storage units, electric to the building.

Heated Swimming Pool

Enclosed swimming pool with retractable enclosure. Changing room, tiled areas for tables and loungers. Door access to front and rear.

FRONT GARDEN

A multi car driveway leading to the garage, with a large lawned area with established borders. Feature lamppost.

REAR GARDEN

Large garden, mainly laid to lawn with established borders. Out-building with the pool maintenance equipment, oil boiler and tank for the pool. Summer house with electric fire, Bar area outbuilding. Arch enclosure for heated swimming pool.

ALLOCATED PARKING

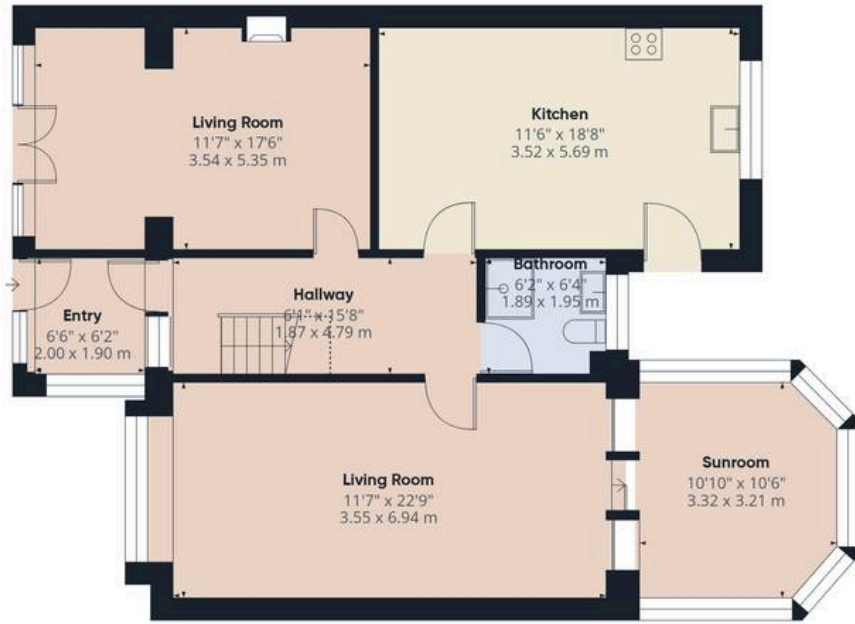
5 Parking Spaces

Multi-car driveway

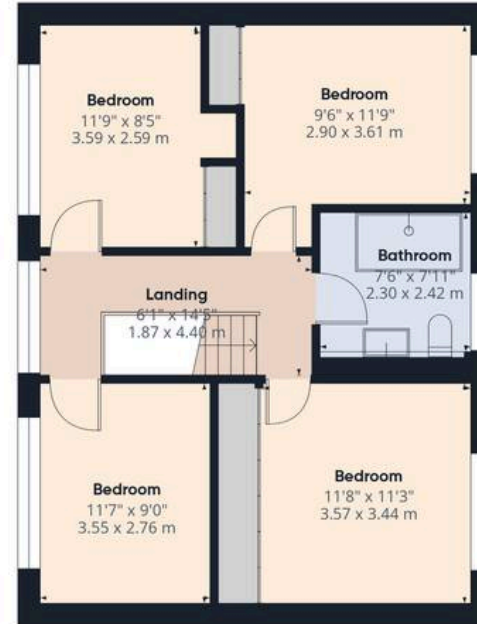








Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1958 ft²

181.6 m²

Reduced headroom

15 ft²

1.4 m²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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