

FOR SALE

12, Fleming Court, Shevington, WN6 8GG

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



12, Fleming Court, Shevington, WN6 8GG

Stylish, extended family living with stunning open-plan design and a south-facing garden



- Quiet setting near Greaves Wood & Shevington
- Extended with orangery / Open plan living
- South-facing low-maintenance garden
- High-end finish throughout
- Stunning four bed detached family home
- High-spec kitchen with Neff appliances
- Three newly updated bathrooms
- 1556 SQ.FT.

Tucked away within a peaceful and exclusive development, surrounded by open fields and the woodland of Greaves Wood, yet just minutes from the ever-popular village of Shevington, this exceptional family home delivers the perfect balance of tranquillity and convenience. Beautifully reimagined to suit modern lifestyles, the property has undergone a thoughtful redesign, including the conversion of the integral garage and the addition of a striking orangery-style extension. The result is a stunning open-plan layout, flooded with natural light and ideal for both everyday living and entertaining. Upon entering, a welcoming hallway sets the tone, featuring an upgraded staircase and high-quality Karndean flooring that flows seamlessly throughout the ground floor. To the front, a stylish lounge with feature fireplace offers a cosy retreat, while a spacious cloakroom adds everyday practicality. The true heart of the home lies to the rear—a superb open-plan kitchen, dining and living space, complemented by an additional sitting/playroom. The contemporary kitchen is fitted with premium Neff appliances and an American-style fridge freezer, centred around a design that effortlessly connects each living zone. The orangery extension is a standout feature, complete with a roof lantern, media wall and bi-fold doors opening onto the garden, creating an impressive and sociable environment. Upstairs, the property continues to impress with well-proportioned accommodation throughout. A stylish four-piece family bathroom serves four generously sized bedrooms, each comfortably able to accommodate at least a double bed and enhanced with built in storage. The two principal bedrooms further benefit from their own private en-suite shower rooms, adding a touch of luxury and convenience. All bathrooms have been recently updated to a modern standard, ensuring a fresh and contemporary finish throughout. Externally, the south-facing rear garden has been professionally landscaped with decking and an artificial lawn to create a private outdoor haven—perfect for relaxing or entertaining whilst a purpose-built garden room provides valuable storage. The front garden has been landscaped with block paving for additional off-road parking. Finished to a high standard throughout with ceiling spotlighting, stylish wood panelled walls and premium flooring, this home offers space, style and versatility in a peaceful yet well-connected setting—ideal for modern family living.

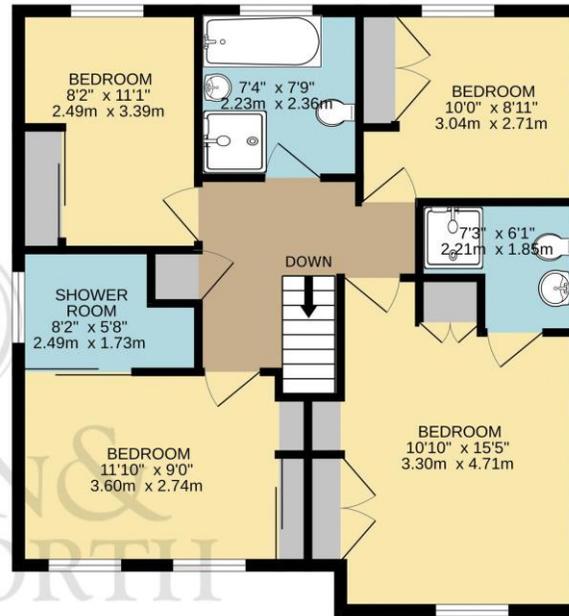




GROUND FLOOR
878 sq.ft. (81.5 sq.m.) approx.



1ST FLOOR
678 sq.ft. (63.0 sq.m.) approx.



TOTAL FLOOR AREA : 1556 sq.ft. (144.5 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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Tenure - Regan & Hallworth have not had sight of the title documents; therefore, the buyer is advised to obtain verification from their solicitor or surveyor. **Council Tax** - You are advised to contact the local authority for further details. **Wigan:** 01942 244991 | **West Lancashire:** 01695 585258 | **Chorley:** 01257 515151. If there is any point of particular interest to you, please contact us and we will be pleased to check the information for you.

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