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Darkinson Lane
Preston PR4 0RH

Offers Over £399,950

Spacious Detached Family House

Set in the village of Lea Town

With Four Double Bedrooms and
Open Plan Living Space

Large graveled front with ample
off road parking

Two 12' x 12' Stables and 12' x 12'
Tack Room housed within an
American Barn

Grazing land to rent nearby

Gas Central Heating & Hardwood
Double Glazing Throughout

EPC=D



Beautifully presented four bedroom Detached family house set in a village location. This property is a Horse Owners Dream, with a purpose built, beautifully constructed American Barn containing 2/3 Stables and or Tack Room and Haybarn. The current owners also rent Grazing Land in close proximity to the house and the village location also gives the option for Hacking Out. The exterior has ample Off Road Parking for a Lorry or Trailer. The Property is presented to a high standard with Open Aspects to the Front and Rear. Comprising of; Entrance Hall, Open Plan Living Room, Conservatory, 2nd Reception Room, Kitchen, Utility and Ground Floor Bathroom. The first floor of the property comprises of a Spacious Landing, Master Bedroom, three further Double Bedrooms and Family Bathroom. Gas Central Heating throughout and Harwood Double Glazing. There is a Single Garage and Secure Gates, Although currently used for equestrian purposes the American Barn could be easily converted into a workshop/outbuildings.. EPC = D

For an appointment to view call 01772 633399 or email

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Entrance Hall

From the exterior Double glazed obscure glass panelled doors lead into a spacious hallway with neutral decor and corniced ceiling. Panel radiator with decorative cover, laminate flooring, alarm panel, inset ceiling lights, cloaks area and stairs leading to first floor rooms.

Open Plan Living Room 29' 0" x 11' 5" (8.83m x 3.48m)

Light and spacious open plan living room with laminate flooring and bay window to the front. Black electric fire with stainless steel trim with marble hearth and back. Panel radiators, corniced ceiling with two ceiling lights and matching wall lights.

Conservatory 11' 9" x 11' 6" (3.58m x 3.50m)

French doors lead through to conservatory which blends beautifully with the property surroundings and creates a stylish, bright and open space. Elegant tiled flooring, wall lights and fitted roller blinds. Harwood double glazed French doors leads to rear garden.

Bathroom 6' 10" x 5' 10" (2.08m x 1.78m)

Double glazed obscure window to rear. Three piece suite in white comprising wash hand basin with pedestal, low flush wc, panel bath with telephone style mixer shower. Part tiled walls and vinyl flooring.

Living Room 14' 5" x 11' 11" (4.39m x 3.63m)

Beautiful lounge with double glazed bay window to front, corniced ceiling and panel radiator. Marble back inset and hearth with contrasting surround housing coal effect electric fire with brushed stainless steel trim.

Kitchen 13' 10" x 11' 8" (4.21m x 3.55m)

A comprehensive range of eye and base level units with glass fronted display cabinet and contrasting laminate worktops and tiled splashbacks. Eight ring range cooker with two ovens and separate grill with stainless steel extractor fan above, integrated dishwasher and space for American style fridge freezer. 1.5 bowl sink and drainer with mixer tap, laminate flooring and double glazed window overlooking the rear garden. Access to utility room.

Utility Room

Plumbed for washing machine and tumble dryer, wall mounted combi boiler, access to rear garden and garage.

Landing

Spacious landing with corniced ceiling and access to all first floor rooms.

Master Bedroom 13' 6" x 11' 6" (4.11m x 3.50m)

Sophisticated Master Bedroom with panel radiator, inset ceiling lights and double glazed window to the rear elevation.

Bedroom 2 11' 6" x 10' 2" (3.50m x 3.10m)

Double glazed window to front elevation, panel radiator and inset ceiling lights.

Bedroom 3 14' 8" x 10' 11" (4.47m x 3.32m)

Double glazed window to rear elevation, fitted wardrobes, drawers and dressing table, panel radiator and inset ceiling lights.

Bedroom 4 11' 11" x 8' 6" (3.63m x 2.59m)

Double glazed window to front elevation, panel radiator, inset ceiling lights and access to loft.

Bathroom 2 10' 0" x 5' 5" (3.05m x 1.65m)

Three piece suite in white comprising of low flush WC, hand wash basin with pedestal and roll top bath with wall mounted electric shower over, fully tiled walls, ceiling light and double glazed obscured window to the rear.

Exterior

To the front of the property is a graveled driveway providing off road parking for several vehicles with access to a single garage and secure timber gates lead to stable yard. The rear garden is mainly laid to lawn with mature trees, Summer House and flagged patio area providing space for outside dining and entertaining. Stables - 2 12' x 12' internal stables and 12' x 12' Tack room with power and light.



Council Tax Band = D

Tenure

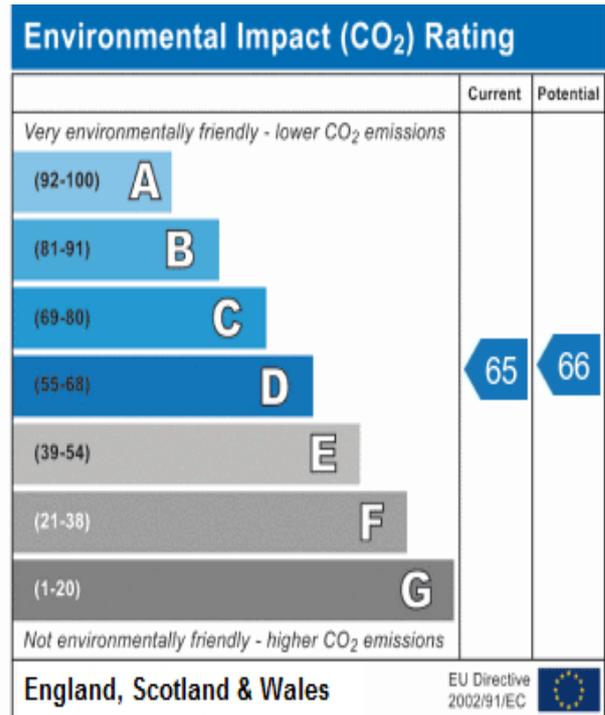
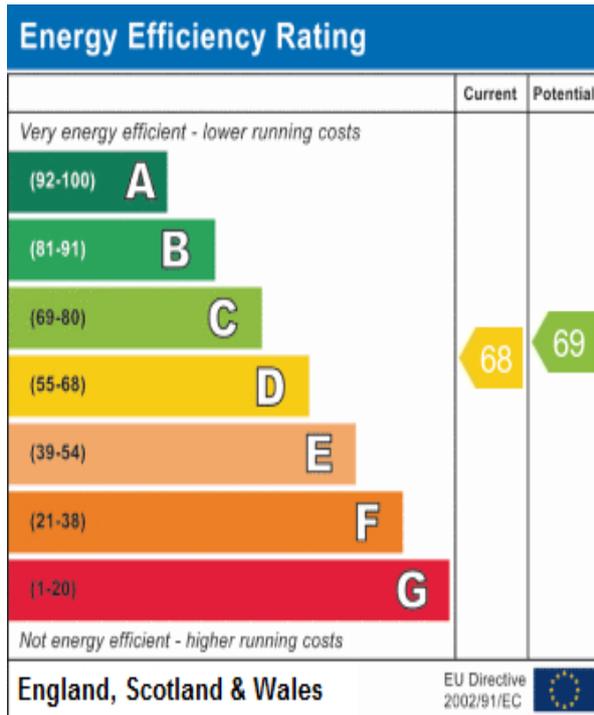
We have been advised by the vendor that this property is, Freehold this information should always be checked by a solicitor prior to purchase.

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.



EPC Chart



Address:
Darkinson Lane

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