



LAWRENCE ROONEY
ESTATE AGENTS

Woodlands, Saunders Lane

£950,000

New Longton

Woodlands, Saunders Lane, New Longton, Preston, Lancashire, PR45SA

**Simply outstanding and extensive
detached property offered for
sale with NO CHAIN DELAY**

- Outstanding & Extensive Property
- Five Bedrooms & Three Bathrooms
- 1.1 Acre Plot Approx
- Outbuildings & Office
- Sought After Village Location
- Open Plan Living Kitchen
- Outstanding & Extensive Property
- Five Bedrooms & Three Bathrooms

Simply outstanding and extensive detached property offered for sale with NO CHAIN DELAY. 'Woodlands' stands in a secluded plot of approximately 1.1 acres, offering an expansive floor plan of accommodation the highlights being: five bedrooms, fabulous open plan living, three bathrooms, gymnasium, garage and an detached outbuilding currently utilised as an home office. Positioned on a sought after country lane 'Woodlands' is conveniently placed for access to the amenities, schools and transport networks. Beautifully presented throughout this property really has something for everyone, the accommodation comprises: entrance porch, hallway, bay fronted sitting room, master bedroom with a walk in wardrobe and en-suite shower room, second double bedroom, family bathroom, inner hall, cloakroom, rear porch and utility room, large lounge, spacious dining area with bi-fold doors open into a stylish fitted kitchen. To the first floor there are a further three bedrooms and bathroom. Outside there are kennels, large covered patio, gymnasium, garage, detached outbuilding/office, detached garage, wood store and an extensive driveway. Planning permission granted for one dwelling in the bottom corner of the plot. An internal inspection is only way to fully appreciate this beautiful family home.





GROUND FLOOR

Access to Woodlands is entrance porch leading through into the central hallway with private and reception spaces to either side. Immediately to the left is a bay fronted sitting room with log burning stove. Across the hallway the master bedroom also has a bay window to the front elevation, walk in wardrobes and a three piece en-suite shower room. As you move down the hallway there is a further double bedroom, bathroom, W.C an inner hall with stairs to the first floor and vaulted ceiling. The principal reception room is the spacious lounge with built in storage and double-glazed French doors on the side elevation open out onto the gardens. A set of bi-fold doors leads into a stunning, partially open plan living, living.dining kitchen area, having a vaulted ceiling, bi-fold doors to the side open out onto the gardens, the living/dining area is bathed in natural light through three 'Velux' roof lights, corner set log burning, open into a stylish fitted kitchen with skylight. Access to the rear porch and utility room at the rear, external door leads to the attached kennels and covered patio area.





FIRST FLOOR

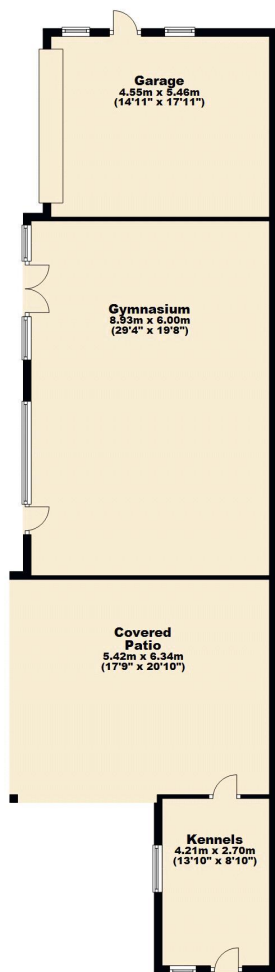
On the first floor there are three further good sized bedrooms and a bathroom. The landing area has a 'Velux' roof light, sliding door opens into the three piece white bathroom suite. The third bedroom has built in wardrobes and double-glazed side windows offers a pleasant view over the gardens.



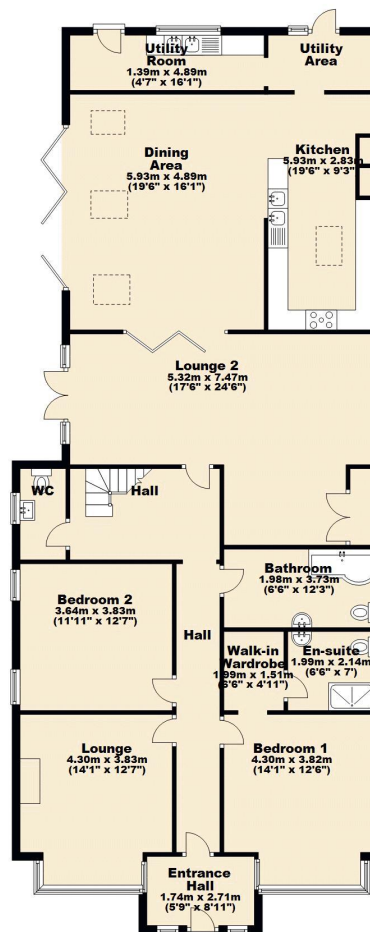
OUTSIDE

To the front of the property off road parking is available for several vehicles and attractive, secure gates open to reveal the gardens and a variety of versatile outbuildings. Attached to the current kennels is a covered patio with artificial grass area just perfect for outdoor entertaining. Attached to the patio is currently a gymnasium however would suite a wide variety of uses, hobbies or potential work shop and can be accessed via two entrances. Attached to the gym is a garage with remote control roller shutter door for secure storage. At the bottom of the garden is a detached outbuilding that comprises entrance porch, office/games room, fitted kitchen and W.C. To the left of the property are lawned gardens, garages and mature hedging and shrubbery to the boundaries.

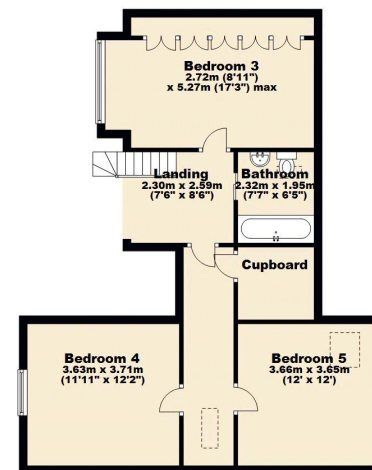
outbuildings attached to rear of property



Ground Floor



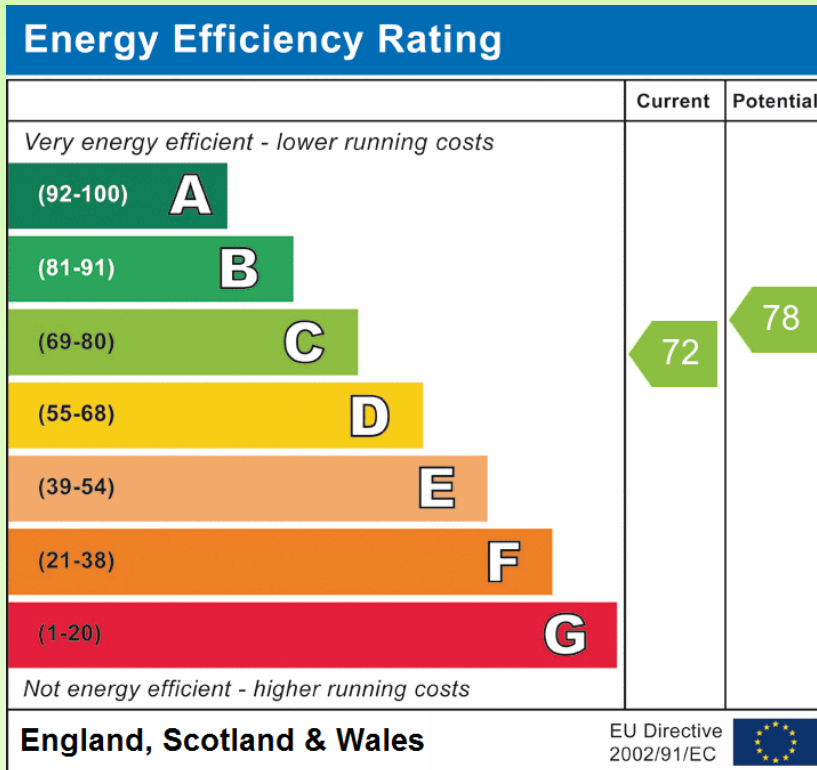
First Floor



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