



LAWRENCE ROONEY
ESTATE AGENTS

10 Lindle Lane, Hutton, Preston,

Lancashire PR4 4AR

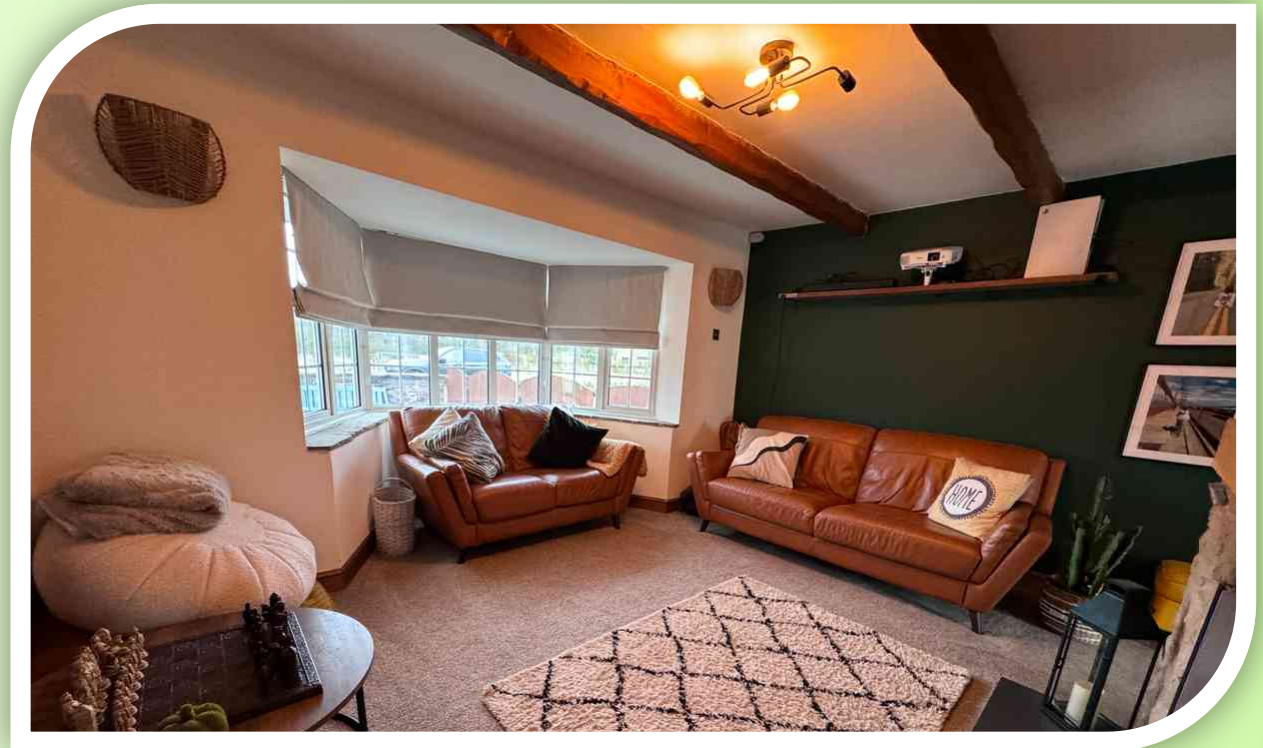
£435,000

10 Lindle Lane, Hutton, Preston, Lancashire, PR4 4AR

**Extremely spacious and versatile
semi-detached property
positioned on a sought after
country lane offering pleasant
open views to the side and rear
elevations.**

- Extended & Spacious Semi-Detached
- Superb & Versatile Family Home
- Four Double Bedrooms
- En-Suite & Bathroom
- Open Aspect To Side & Rear
- Three Reception Rooms
- Country Lane Setting
- Council Tax Band C

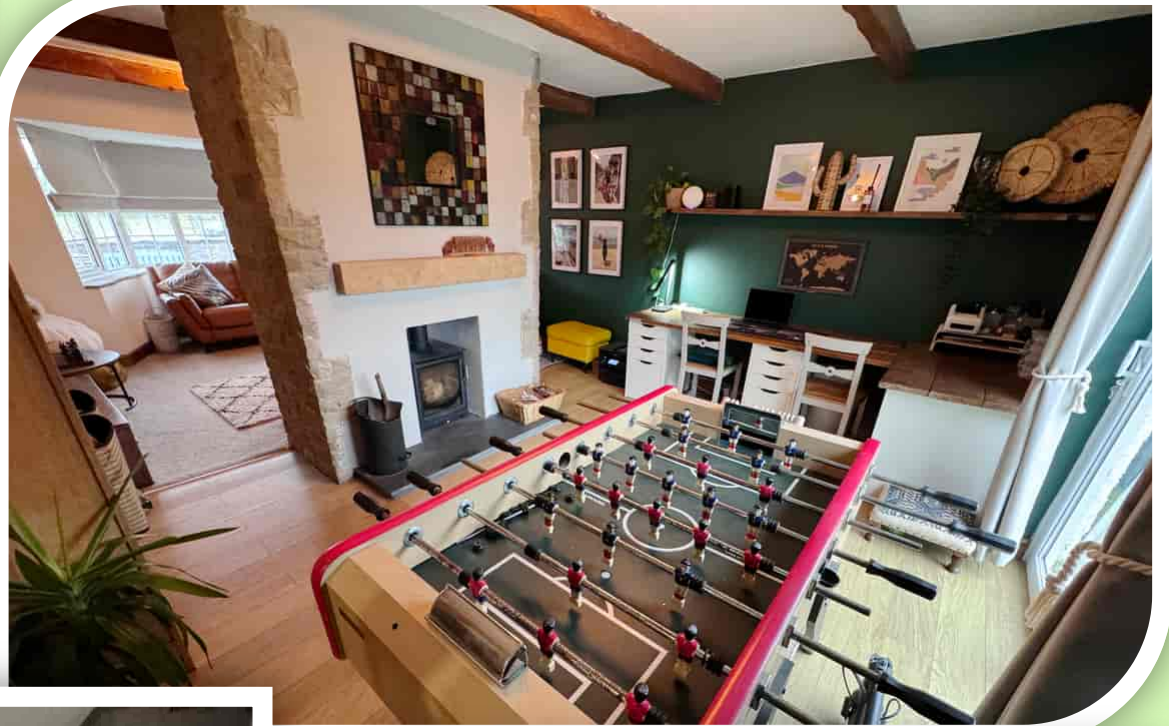
Extremely spacious and versatile semi-detached property positioned on a sought after country lane offering pleasant open views to the side and rear elevations. This superb family home boasts four/five bedrooms, two bathrooms, three reception room and a generous garden in semi-rural yet convenient location. The living accommodation is arranged over ground and first floors comprising: entrance hallway, lounge, sitting/games room, inner hall, cloakroom, fitted kitchen, utility room and a spacious multi purpose family room. To the first floor there are four double bedrooms, stylish four piece family bathroom, useful study or single bedroom and a modern en-suite shower room. Outside ample off road parking at the front, a generous enclosed rear and side garden backs onto the farmland. Viewing is a must to fully appreciate this fantastic family home and country lane setting





GROUND FLOOR

To the ground floor the property is accessed via the entrance hall with stairs to the first floor, inner hall at the rear for access to the cloakroom and reception rooms. To the front the bay fronted lounge is partially open to a sitting room with a stone central chimney feature that houses a dual sided log burner, from the sitting room sliding patio doors open out onto the rear garden. The kitchen is fitted with a range of units with complementary work surfaces, tiled floor with underfloor heating, dual aspect windows, Belfast sink, space for appliances and access through to a useful utility room. From the kitchen and inner hall is access to a spacious multi purpose family room having dual aspect windows, underfloor heating, bi-fold doors open out onto the side garden and feature paneling.





FIRST FLOOR

To the first floor there are four double bedrooms, study or single bedroom, four piece bathroom and en-suite shower room. The main bedroom is at the rear of the property offering a pleasant view over the garden and fields beyond, fitted wardrobes to one wall and access into a wet room style en-suite shower room. The second double bedroom has fitted wardrobe and a front facing window, third double bedroom to the rear has fitted wardrobes and dual aspect windows. Bedroom five would be ideal as a home office. A stylish four piece family bathroom has a corner spa bath, shower cubicle, wall mounted sink and low level W.C.



OUTSIDE

At the front paved and gravel areas offer ample off road parking, electric car charging point and slate wall to the front boundary. The side and rear garden are laid to lawn, decked seating area and hedging to the boundaries.

GROUND FLOOR

1ST FLOOR

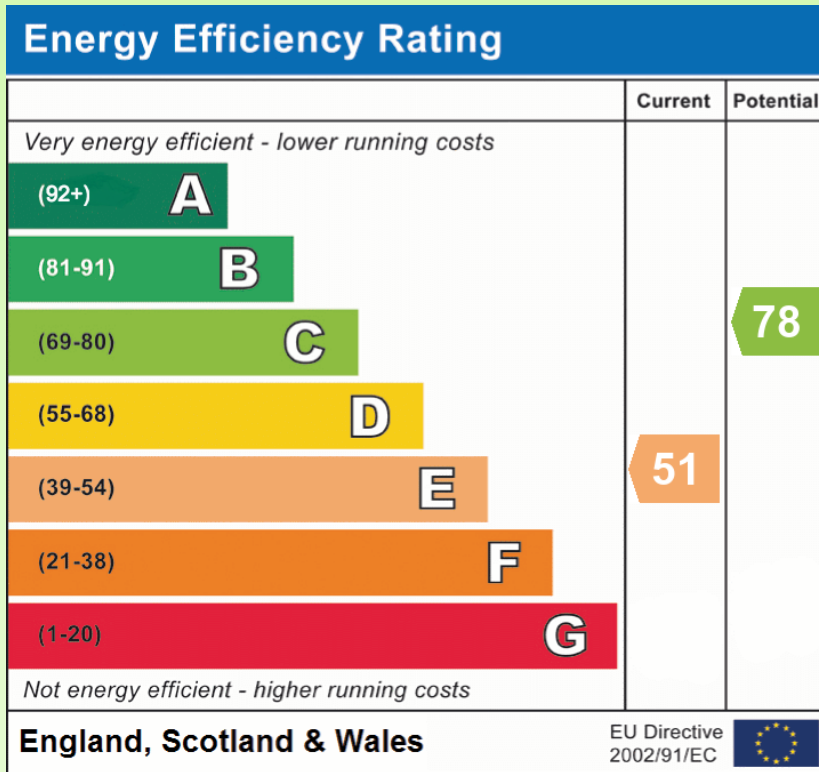


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