




Holdens
ESTATE AGENTS

Brock House Whittingham Lane, Grimsargh
£899,950


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Brock House Whittingham Lane

Grimsargh, Preston

Spacious four-bed detached home with three receptions, conservatory, double garage, gardens, stunning views, and optional 1.4 acres. Private setting with excellent commuter links. Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Individually designed detached family home
- Private location with driveway
- Three reception rooms, Kitchen/diner, Utility & WC
- Conservatory
- Four bedrooms & 1 En-suite bathroom plus family bathroom
- Large private established gardens perfect for a young family
- Driveway parking for multiple vehicles & large double garage with electric doors
- Stunning views
- Excellent access to motorway links
- 1.4 acres approx available by separate negotiation (please see the red edge plan for guidance) (land is subject to an overage)





GROUND FLOOR

Wooden double glazed front doors into hallway, radiator, stairs to first floor, doors to living room, dining room, kitchen/diner, downstairs WC, office/small bedroom.

Living Room

19' 5" x 13' 7" (5.91m x 4.13m)

Radiator, wooden double glazed windows to front, gas fireplace, opening into dining room, double glazed wooden French doors into conservatory.

Conservatory

13' 0" x 12' 6" (3.96m x 3.80m)

Tiled floor, radiator, ceiling fan, wooden double glazed windows all round, French doors to rear.

Dining Room

11' 8" x 11' 4" (3.55m x 3.46m)

Radiator, wooden double glazed windows to rear.

Office

9' 9" x 9' 6" (2.96m x 2.89m)

Wooden double glazed windows to front, radiator.

WC

7' 9" x 3' 3" (2.35m x 1.00m)

Wall mounted wash hand basin, WC.

Kitchen/Diner

13' 2" x 12' 5" (4.01m x 3.79m)

Wall and base units and worktops, double oven and grill, two ring electric hob and extractor, uPVC one and half sink and drainer, tiled splashback, radiator, tiled floor, built-in dishwasher, built-in fridge, wooden double glazed windows to rear, door to back porch.

Rear Porch

Wooden double glazed back door and windows to rear, door to storage cupboard, tiled floor, radiator, doors to garage and utility room.

Utility Room

9' 6" x 5' 11" (2.90m x 1.80m)

Wall and base units and worktop, tiled floor, wooden

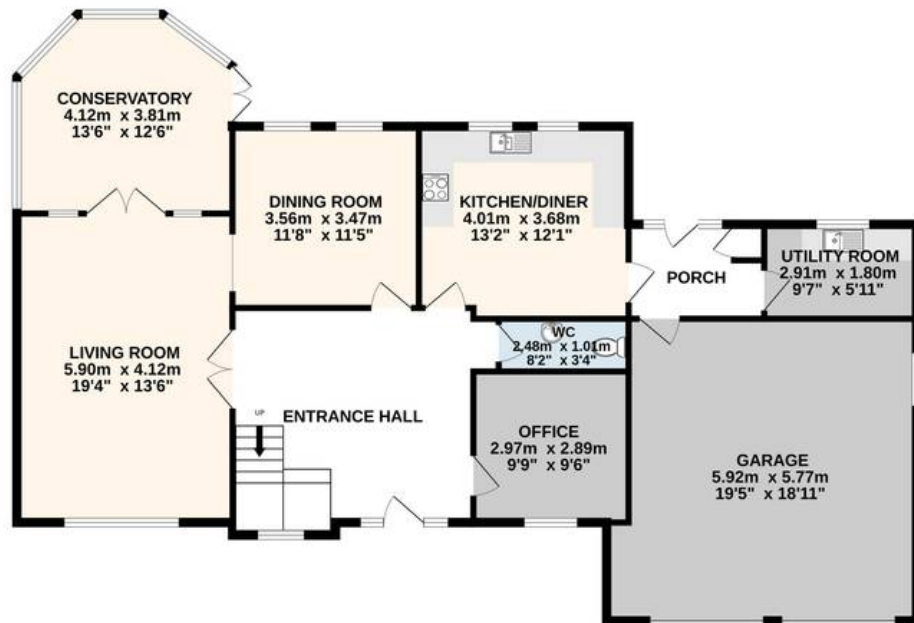








GROUND FLOOR
138.9 sq.m. (1495 sq.ft.) approx.



1ST FLOOR
94.8 sq.m. (1020 sq.ft.) approx.



TOTAL FLOOR AREA : 233.7 sq.m. (2515 sq.ft.) approx.

Every attempt is made to ensure accuracy, however all measurements are approximate. This plan is for illustrative purposes only and is not to scale.
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