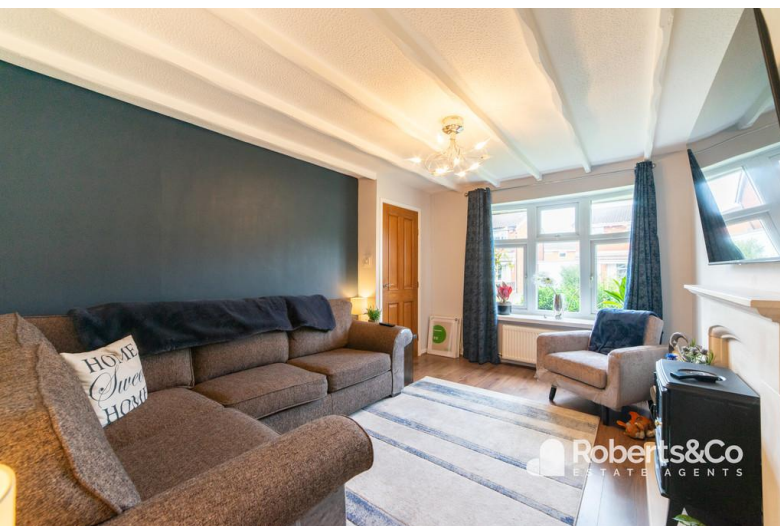




**Kiddlington Close**  
Lostock Hall

- **Extended Semi Detached Home**
- **3 Good Size Bedrooms**
- **2 Reception Rooms**
- **South Facing Rear Garden**

**For Sale £245,000**  
EPC Rating 'TBC'







## Property Description

Introducing this fantastic extended 3-bedroom property, ideally located in a sought-after development within Lostock Hall. This residence offers an abundance of space, thanks to an impressive two-story extension.

The ground floor greets you with a capacious and luminous living room, thanks to its generous front-facing window. The heart of this home is the breakfast kitchen, complete with a social bar area for sharing drinks with friends or enjoying a cup of coffee while perusing the morning paper. This seamlessly transitions into a versatile second reception room, which can serve as a second sitting area or a charming dining space, offering a delightful view of the rear garden through French Doors. Adding to the overall living area is a conservatory at the rear, complete with a full roof, making it perfect for a growing family.

On the first floor, the additional space has been ingeniously utilized to craft a splendid primary





bedroom suite, complete with an ensuite shower room. You'll also discover two generously proportioned bedrooms and a family bathroom.

Outside, the property boasts well-maintained gardens at both the front and rear, with the rear garden offering privacy, south facing and it is not overlooked. At the front, there's a convenient driveway and a garage storage area equipped with electric and lighting. Additionally, this property benefits from solar panels installed on the rear roof, enhancing its energy efficiency.

Nestled within a cul-de-sac, this property enjoys a prime location within a popular and established development.

#### LOCAL INFORMATION

LOSTOCK HALL is a suburban village within the South Ribble borough of Lancashire. It is located on the south side of the Ribble River, some 3 miles south of Preston and 2.5 miles north of Leyland. Within easy reach of local amenities, supermarkets, schools and all major motorway links.



#### HALLWAY

#### LIVING ROOM

13' 5" x 10' 2" (4.09m x 3.1m)

#### DINING ROOM

15' 9" x 8' 4" (4.8m x 2.54m)

#### CONSERVATORY

8' 9" x 11' 3" (2.67m x 3.43m)

#### BREAKFAST KITCHEN

9' 0" x 13' 3" (2.74m x 4.04m)

#### LANDING



#### BEDROOM ONE

12' 8" x 8' 3" (3.86m x 2.51m)

#### ENSUITE

#### BEDROOM TWO

9' 5" x 10' 3" (2.87m x 3.12m)

#### BEDROOM THREE

9' 4" x 6' 9" (2.84m x 2.06m)

#### BATHROOM

5' 6" x 6' 2" (1.68m x 1.88m)

#### OUTSIDE



#### GARAGE/STORE ROOM

6' 6" x 8' 7" (1.98m x 2.62m)

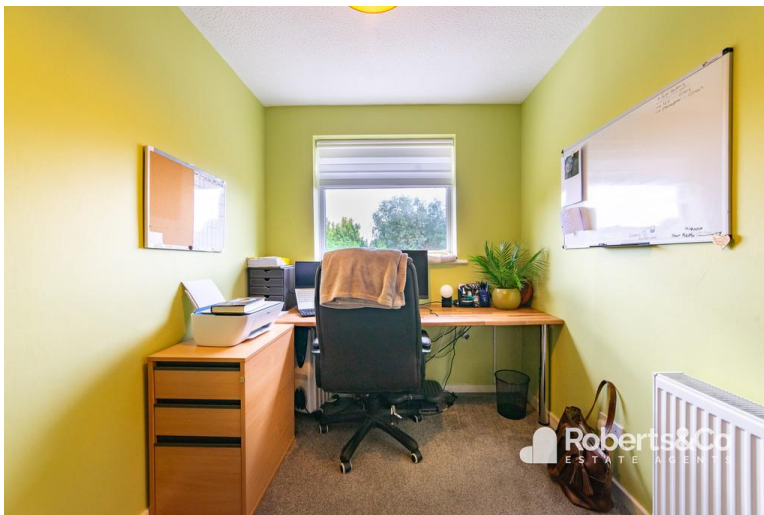
We are informed this property is Council Tax Band C For further information please check the Government Website

Whilst we believe the data within these statements to



be accurate, any person(s) intending to place an offer and/or purchase the property should satisfy themselves by inspection in person or by a third party as to the validity and accuracy.

Please call 01772 977100 to arrange a viewing on this property now. Our office hours are 9am-5pm Monday to Friday and 9am-4pm Saturday.









Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
98.09 m<sup>2</sup>  
1055.83 ft<sup>2</sup>

Reduced headroom  
0.80 m<sup>2</sup>  
8.66 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements