



**56a Hall Lane, Longton**

Preston

Guide Price **£750,000**





## 56a Hall Lane

Longton, Preston

Bright and spacious 4/5 bedroom detached new build family home that has been designed to maximise light in desirable countryside location by Notre Homes. 2,200 square ft of living accommodation spread across two floors with underfloor heating throughout the ground floor.

Tenure: Freehold

- Impressive New Build By Notre Homes
- Four/Five Bedrooms
- 2,200 Square Ft Living Accomodation
- South Facing Rear Garden
- Open Plan Family Kitchen
- Countryside Walks On The Doorstep
- Detached Double Garage
- Underfloor Heating

### Entrance Hallway

Tiled floor, understairs storage, storage cupboard.

### Lounge

Log burner, bi-fold doors opening to rear garden. Please note this room has been virtually staged.

### Open Plan Family Kitchen

Open plan kitchen that you will make the heart of the home, 2 sets of bi-fold doors flood this room with light and create the opportunity to host fabulous summer parties. Excellent range of eye and low-level units with island incorporating an inset 1 1/2 stainless steel sink, granite work tops with integrated Bosch appliances including: dishwasher, fridge freezer, induction hob, drinks cooler and double electric oven. Tiled floor. Please note this room has been virtually staged.

### Utility Room

Granite worktops with inset stainless steel sink, plumbed for washing machine, door to rear.

### Downstairs Bedroom

Window to front.

### Downstairs Shower Room

Three-piece suite comprising of double shower cubicle, wall-mounted wash hand basin and low-level WC. Tiled floor with underfloor heating, part tiled walls.

### Study/Bedroom Five

Window to front.







### **First Floor Landing**

Glass and oak staircase with balcony overlooking vaulted entrance hallway.

### **Bedroom One**

Window to front. Please note this room has been virtually staged.

### **En-Suite**

Three-piece suite with walk-in shower with seat, wall-mounted wash hand basin and low-level WC. Tiled floor with underfloor heating, part tiled walls, window to rear.

### **Bedroom Two**

Window to rear.

### **Bedroom Three**

Window to front.

### **Bathroom**

Four-piece suite comprising of: double shower cubicle, panelled bath, wall mounted wash hand basin and low-level WC. Velux window, tiled floor with underfloor heating, part tiled walls.





Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

2200.68 ft<sup>2</sup>

204.45 m<sup>2</sup>

**Reduced headroom**

57.44 ft<sup>2</sup>

5.34 m<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.

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