

GUILDHALL

SALES & LETTINGS



28 Larch Lane

Cottam, Preston, PR4 0EN

£240,000



Nestled in the charming area of Cottam, Preston, this beautiful modern family home on Larch Lane offers a perfect blend of comfort and contemporary living. With a picturesque canal right on your doorstep, residents can enjoy tranquil walks and the serene beauty of nature.

Upon entering the property, you are greeted by a spacious reception room, thoughtfully designed with a media wall, making it an ideal space for family gatherings or entertaining guests. The fitted kitchen is both stylish and functional, providing ample space for culinary creations. Additionally, a convenient downstairs w/c enhances the practicality of the home.

This delightful residence boasts three well-proportioned bedrooms, ensuring plenty of room for family members or guests. The main bedroom features an en suite, providing a private sanctuary for relaxation. A three-piece bathroom suite serves the remaining bedrooms, offering modern amenities and comfort.

The rear garden is a true highlight, described as a lovely suntrap, perfect for enjoying sunny afternoons or hosting barbecues with family and friends.

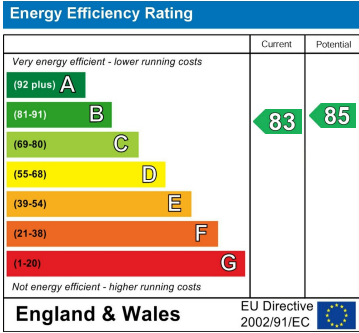


- Ground Floor
- Entrance Hallway
- Ground Floor WC
- Lounge
- Kitchen
- First Floor
- Bedroom One
- En Suite
- Bedroom Two
- Bedroom Three
- Bathroom

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.