


Ground Floor
Approx. 1276.8 sq. feet



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Longsight Road, Langho, BB6 8AD

£560,000

STUNNING, MODERN, THREE BEDROOM BUNGALOW

Nestled in the charming village of Langho, within the beautiful Ribble Valley, this stunning detached bungalow on Longsight Road offers a perfect blend of modern living and serene countryside charm. Built in 2018, this stylish three-bedroom property spans an impressive 1,087 square feet, providing ample space for comfortable living.

As you step inside, you are greeted by a luxurious atmosphere, enhanced by sophisticated decor and sleek modern fixtures and with under floor heating throughout. The spacious reception room invites you to relax and unwind, while the well-appointed kitchen and dining area are perfect for entertaining guests or enjoying family meals. The bungalow boasts two contemporary bathrooms, designed with elegance and functionality in mind.

One of the standout features of this property is the generous rear garden, which overlooks picturesque fields, offering a tranquil retreat for outdoor enjoyment. Whether you wish to host summer barbecues or simply bask in the beauty of nature, this garden is sure to impress.

Situated in a quiet location, this bungalow provides a peaceful lifestyle while still being conveniently close to major commuter routes along the A59. This makes it an ideal choice for

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- Tenure Freehold
- Ample Off Road Parking With Access To A Detached Garage
- Two bathrooms
- Sought After Location With Easy Access To Major Commuter Routes

- Council Tax Band E
- Three Well Proportioned Bedrooms
- Ideal Family Home With Viewing Essential

- EPC Rating D
- Modern Fitted Kitchen/Dining Area
- Envious Garden Space With Picturesque Views

Ground Floor

Entrance Hall

A wood framed double glazed front entrance door opens into the entrance hall with floor to ceiling double glazed surround, vaulted ceiling, feature low level lighting, wood effect tiled flooring with under floor heating, a door to the guest cloakroom and open to the kitchen/dining area.

WC

6'6 x 4' (1.98m x 1.22m)

Fitted with a white two piece suite comprising dual flush WC and wall mounted wash basin with waterfall mixer tap, part tiled walls, wood effect tiled flooring with under floor heating, extractor fan and spot lights.

Kitchen/Dining Area

17' x 14'7 (5.18m x 4.45m)

Fitted with a range of wall, base and drawer units with complementary marble effect work surfaces and up-stands, inset sink with chrome 'sprung' mixer tap, drainage grooves in the work surface, integrated Neff oven and microwave, induction hob on central island with breakfast bar seating area, Neff integrated fridge freezer, dishwasher and wine cooler, television point, vaulted ceiling with oak beams and spot lights, ceiling fan and two Velux windows, also a UPVC double glazed window and French doors to the rear garden. There is a door to a glass walk through to the garage and open to the inner hallway, a door to store cupboard and open to the reception room with wood effect tiled flooring throughout with under floor heating.

Glass Walk Way

Pitched double glazed roof with hardwood double glazed doors into the front and rear elevations, under floor heating and a door into the garage.

Garage

16'11 x 16'2 (5.16m x 4.93m)

Wood frame double glazed window, central heating radiator, Vaillant boiler and electric up and over door.

Reception Room

14'7 x 14' (4.45m x 4.27m)

Two Velux windows, two hardwood double glazed windows, spotlights, ceiling fan, television point and wood effect tiled flooring with under floor heating.

Hallway

Vaulted ceiling with Velux window, feature low level lighting, wood effect tiled flooring with under floor heating and doors to the bedrooms and bathroom.

Bedroom One

10'5 x 10' (3.18m x 3.05m)

Hardwood double glazed window, vaulted ceiling, exposed beams and spotlights, television point, fitted wardrobes and under floor heating.

Bedroom Two

12'8 x 8'5 (3.86m x 2.57m)

Hardwood double glazed window, vaulted ceiling with oak beams, spotlights, television point and under floor heating.

Bedroom Three

9'2 x 7'2 (2.79m x 2.18m)

Hardwood double glazed window, spotlights and under floor heating.

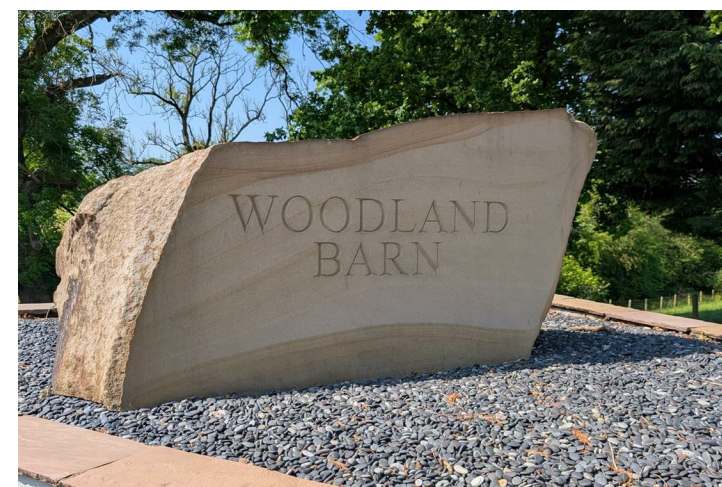
Bathroom

7' x 7'3 (2.13m x 2.21m)

Fitted with a white four piece suite comprising dual flush WC, vanity cupboard with feature wash basin and waterfall mixer tap, bath with marble effect tiling, direct feed shower with multi jet system and rinse head, spot lights, marble effect tiled walls and flooring with under floor heating, extractor fan, integrated television over the bath, chrome towel radiator and a hardwood double glazed frosted window.

External

Gravel chipped driveway for parking for numerous vehicles and pathways leading to the integral garage and Indian stone paved patio area and enclosed laid to lawn garden with mature trees.



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