





# 41 The Lodge

This Luxurious Penthouse Offering 2000sft of Accommodation Has Been Remodelled Throughout to a Very High Standard by the current owners. Briefly Comprising; Two Balconies with distant Tranquil Countryside Views, Lounge, Dining Kitchen, Utility Room, Large Master Bedroom With En Suite & Walk in wardrobe, Two Further Double Bedrooms & 2nd En Suite, gated complex with secure entrance. Double Garage and Private Parking Space. Less Than 10 Minutes Drive From Lytham Centre & Junction 4 of M55. Viewing Is Essential to Fully Appreciate.









### Description

The Lodge, which was built in 2003, is approached through electric gates at the end of Dunlin Drive and benefits from views across open countryside and surrounding gardens. The Penthouse enjoys views across farmland extending to the hills of the Trough of Bowland. The property benefits from a triple aspect and offers a well-balanced layout of living space extending to circa 2000 sqft supported by a large double garage and private parking space.

### Communal Entrance

Entrance door to vestibule, post boxes and secure inner door with intercom system

### Communal Hallway

Lift & stairs to upper floors

### Personal Entrance

Door from third floor private landing or direct access from key operated lift directly into

### Outer Hallway

Video entry phone system from main gates and apartment block entrance. Fitted cloaks wardrobe and shoe storage. Door leading into;

### Inner Hallway

This central area affords access to all principal rooms

### Open Plan Kitchen Dining Room

A focal area of circa 400 sqft features an extensive range of bespoke wall and base units by Moss Hall Kitchens, featuring Handle-less doors and drawer fronts and under-cabinet LED lighting. Lots of storage space with double drawers - wall cupboards and two full height larder units. Granite work surfaces and upstands incorporating Blanco sink and drainer unit with Quooker instant hot water tap and waste disposal. Integral Neff appliances include; large induction hob fitted to the centre island with illuminated extractor above, steam oven, combi microwave, and two slide and hide fronted ovens, dishwasher, full height fridge and freezer. Liebherr wine fridge. Walk in bay window overlooking the front of the property with radiator beneath and space for breakfast table and chairs, inset halogen ceiling lights, TV outlet to support Sky Q and telephone points. Space for table and chairs. Flooring is highly durable rubber backed interlocking vinyl with sound proofing underlay. The Dining area is furnished with a six-seater

slate topped extendable table and matching side storage unit by Calligaris. A feature central light fitting hangs over the table. A second recessed window overlooks the courtyard and entrance gates.

### Lounge

The large double aspect Lounge can be access through double doors from the dining area or directly from the inner hallway. A balcony overlooking farmland with distant views as far as the Trough of Borland is accessed directly through a dor with matching full height windows. A second window looks towards the visitor car park area. The TV outlet provides the option of Sky Q. The Portuguese stone fire surround houses a remote controlled steam flame effect fire.









### Utility Room

Accessed from the central Hall. Fitted with bespoke wall and base units with contrasting solid Oak worktop incorporating single sink and drainer unit with chrome mixer tap. Integrated Bosch washing machine and tumble dryer. Wall mounted gas fired boiler. Vinyl flooring, ceiling light, radiator, skylight, extractor.

### Storage Area/Pantry

Ceiling light. Fitted with range of shelving and storage options.

### Airing Cupboard

Housing hot water storage cistern and fitted with racking and shelving.

### Master Bedroom Suite

Measuring circa 15ft x 14ft with direct access to the second balcony providing a glimpse of Blackpool Tower. Single opening door with matching side windows opens onto the balcony. The room has a range of fitted furniture by Hammonds including wardrobe, drawers, and bedside units. Ceiling mounted fan incorporating dimmable light, coving, radiator. Door to walk-in wardrobe which is fitted with over 13 ft of clothing rails and shoe racking for 35 pairs of ladies' shoes with additional shelving for handbags etc. Ceiling light, radiator.

### Ensuite

A skylight which contains mood lighting is a central feature of this magnificent Bathroom. Four-piece suite comprising; freestanding double ended designer bath set on a raised section with freestanding chrome mixer tap with shower attachment, four-foot-wide wall mounted vanity unit with inset wash hand basin and chrome mixer tap, WC with push button flush and walk in shower with wall mounted shower controls. Fully tiled with porcelain tiles and completed with Hansgrohe fittings. Spot lighting, extractor, ladder style duel fuel towel radiators, towel rails. Wall mounted vanity cupboard with shaver point and wall mounted illuminated mirror.

### Bedroom Two

UPVC double glazed window to side. Ceiling light, radiator. Range of Hammonds built-in furniture with built in wardrobes, chest of drawers, and matching bedside tables. Ceiling light, coving, radiator. Door to;

### En Suite

Fully tiled three-piece suite comprising; step in shower with wall mounted shower controls, wall mounted Vitra vanity unit with inset wash hand basin and chrome mixer tap, WC with push button flush. Motion sensor courtesy light and illuminated mirror with mood lighting.

### Bedroom Three

UPVC double glazed window overlooking the courtyard provides lots of natural light. Currently used as an office but fitted out to be used as a third double bedroom. Range of built in wardrobes and storage options. Ceiling light, radiator. High speed fibre broadband router.



### Shower Room

Serves the third bedroom but also doubles as house toilet/family shower room off the central hallway. Fully tiled three-piece suite comprising; step in shower with wall mounted shower controls, vanity unit with inset wash hand basin and chrome mixer tap, WC with push button flush. Spot lighting, ladder style towel radiator, towel rail. Wall mounted illuminated mirror.

### External

The larger than normal double garage is accessed by remote controlled up and over door and benefits from power supply and water tap. Fully tiled flooring. There is also a dedicated private parking space in the grounds and provision for visitor parking.

Refuse disposal. Recycled rubbish store off the courtyard. Individual block non-recyclable store accessible from the courtyard and from inside via the communal entrance.

### Additional Information

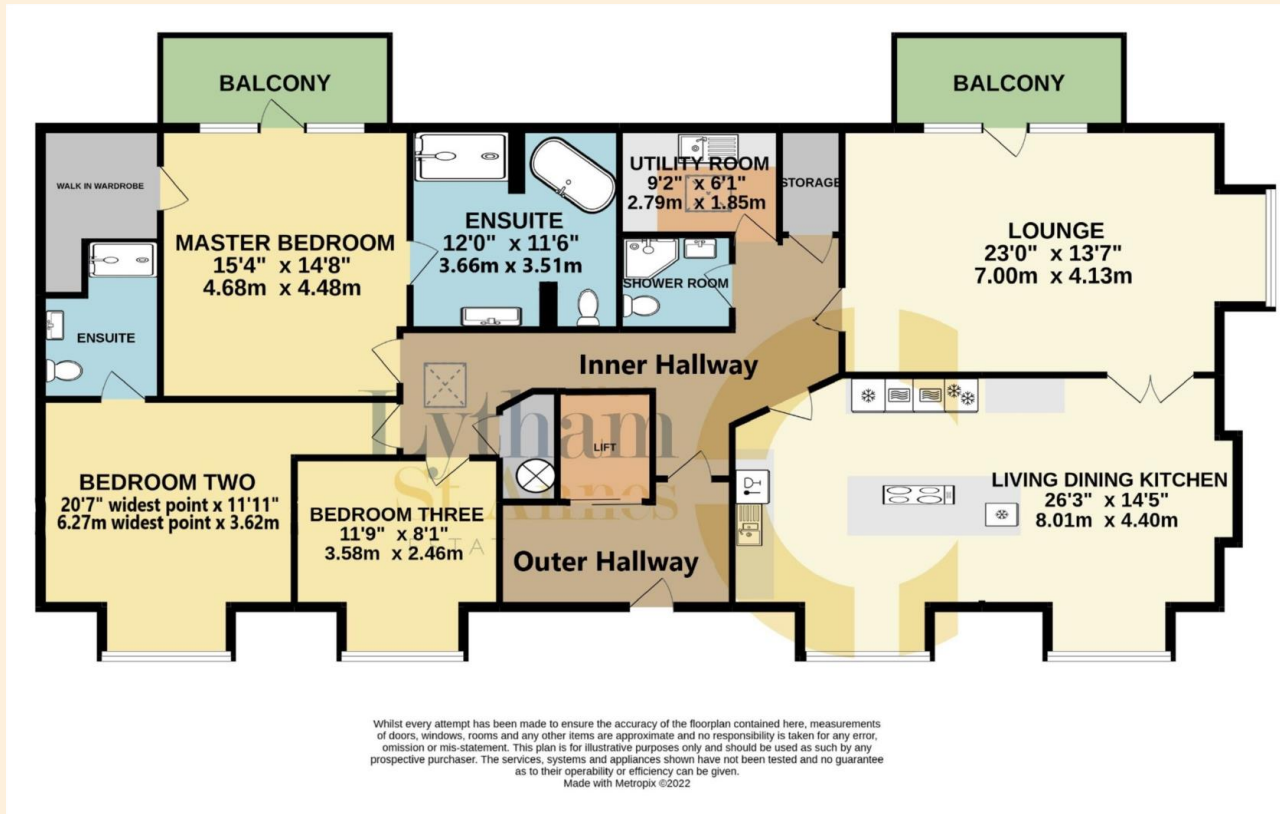
Tenure - Leasehold (999 years from 2001)

Council Tax Band - G

Ground Rent - £200

Maintenance Charge - (include buildings insurance) £2229

Service Charge - £393.87



**Lytham**  
Estate Agents

Agents Notes: All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed



