



Lytham
Estate Agents

Lytham Estate Agents
2a Clifton Square,
FY8 5JP

Telephone: 01253 796996

Email:
info@lythamestateagents.co.uk

Website:
www.lythamestateagents.co.uk/



27 Broadlands Place, Lytham St. Annes FY8 4PX

£399,950

This detached true bungalow has been fully refurbished and extended to an exceptional standard. Located just minutes from Lytham Town Centre, this property is a must-see!



Entrance Hall

The entrance features elegant engineered hardwood herringbone style flooring. A loft hatch gives access to a fully insulated loft space that houses the Vailant combi boiler. Radiator and ceiling light fitting. Wood 'Crittall style' doors lead into the kitchen. Oak doors to the following rooms.

Master Bedroom

The master bedroom offers newly fitted carpeted flooring, along with a tall radiator and fitted wardrobes. A charming bay window brings in natural light, while wall-mounted smart reading lamps add a modern touch. The room is also equipped with a Sky Q TV point.

Bedroom Two

This bedroom boasts newly fitted carpeted flooring and a ceiling light fitting. It includes a radiator and a front-facing, newly fitted UPVC double glazed window. Ample storage is provided by the fitted wardrobes.

Bedroom Three/Study

This room features newly fitted carpeted flooring, a ceiling light fitting, and a radiator. It also includes two side facing, newly fitted UPVC double glazed window and fitted wardrobes.

Bathroom

The bathroom is fitted with laminate tile-effect flooring and a panel bath with a chrome mixer tap and shower attachment. It includes a step-in shower cubicle with a plumbed shower, a wash basin with a chrome mixer tap and vanity unit, and a WC with button flush. Additional features are a chrome heated ladder towel rail, two side facing obscured windows, and a ceiling light fitting.

Open Plan Living Kitchen Diner

This open-plan space continues the engineered wood herringbone flooring and features a vaulted ceiling with Velux windows. Smart spotlights and colour-changing discrete lighting enhance the ambiance. Aluminium bifold doors open up to the outside, and a radiator and TV point complete the living area.

The high-quality modern kitchen is equipped with matt graphite grey base units, solid light oak work surfaces, and a kitchen sink with a mixer tap and instant hot water tap. Appliances include a single Bosch oven and microwave, an integrated NEFF fridge freezer, a Bosch dishwasher, and a Bosch induction hob with a Faber extractor fan. An integrated cupboard with a roller door provides excellent and discrete storage. A breakfast bar with room for two stools, ceiling smart spotlights, and a skylight add to the functionality and style. The kitchen opens into a thermal and sound-insulated conservatory, featuring a radiator on a separated heating system, an integrated wine cupboard, and French doors leading to the garden space and composite decking, all illuminated by ceiling lights.

Utility Room

The utility room has a UPVC door leading to the driveway, with space for a washer dryer and a second freezer plus large drinks fridge. It also houses the electric consumer unit.

External

The front of the property boasts a large resin driveway providing off-street parking for multiple vehicles, complemented by a small rock garden with shrubs and trees. To the rear, a composite decking area and a newly laid lawn are bordered by shrubs and trees. Additional features include an exterior water tap, a raised herb garden, and a garden shed.

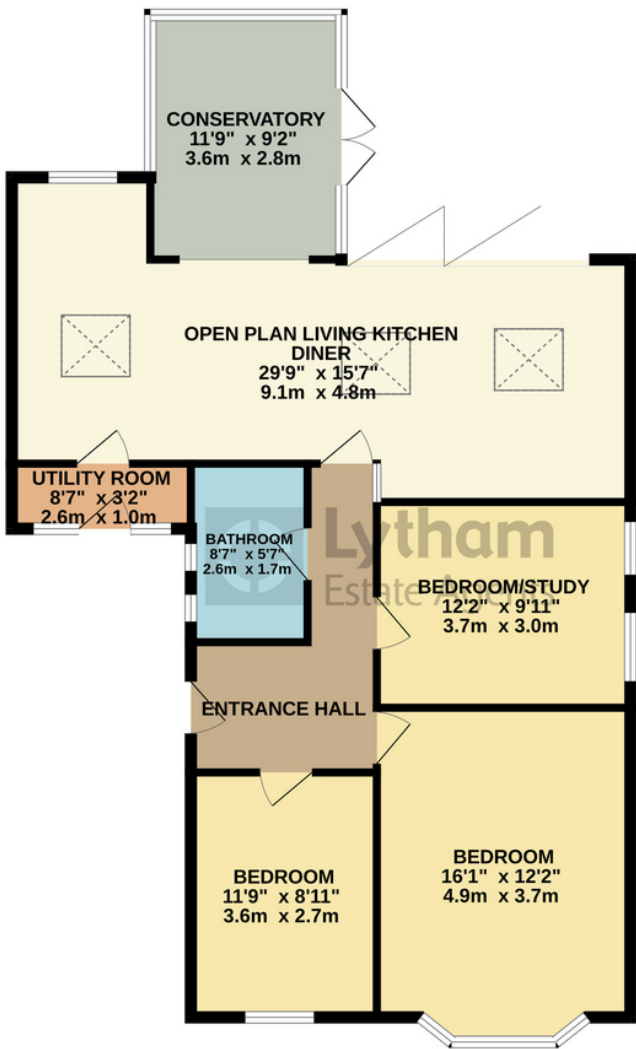
Disclaimer

You may download or store this material for your own personal use and research. You may NOT republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.



Floor Plans

GROUND FLOOR
1023 sq.ft. (95.1 sq.m.) approx.



TOTAL FLOOR AREA : 1023 sq.ft. (95.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024