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**1 Lapwing Row, Lytham St. Annes FY8 4FL**

**£550,000**

*Exceptional Four-Bedroom Detached Home in Sought-After Cypress Point*



**Entrance Hall**

Composite external door to the front with obscure double glazed panels and adjacent windows. Coving, ceiling lights, radiator, useful under stairs storage cupboard and LVT flooring. Carpeted staircase leading to the first floor.

**Office**

UPVC double glazed Georgian style window to the front coving, ceiling light, TV aerial point, fitted corner desk and units, radiator and LVT flooring.

**WC**

UPVC double glazed obscure window to the side. Two piece white suite, comprising: vanity unit with inset wash hand basin and chrome mixer tap, and WC with concealed cistern and wall mounted push button flush. Tiled flooring, part tiled walls, spot lighting and chrome ladder style towel radiator.

**Breakfast Kitchen**

UPVC double glazed door to the rear and window to side. Range of fitted wall and base units incorporating quartz work surfaces, breakfast bar and under mount large single bowl stainless steel sink with Flexi chrome mixer tap. Integrated appliances include: AEG twin ovens, Siemens 4 ring induction hob with AEG illuminated extractor above, and Caple dishwasher. Space for freestanding American style fridge freezer. Cupboard housing Baxi boiler. Large format tiled flooring, tiled splash backs, spot lighting, contemporary vertical radiator and low hanging ceiling lights over breakfast bar.

**Living Dining Room**

UPVC double glazed Georgian style arched window to the front. Powder coated aluminium double glazed bi-folding doors to the rear. Feature contemporary fireplace with inset electric fire. Carpeted flooring, coving, ceiling lights, contemporary vertical radiators, TV aerial point and telephone point.

**First Floor Landing**

UPVC double glazed window to the front. Carpeted flooring, coving, spot lighting, loft access hatch (leading to insulated loft space) and radiator. Doors leading to the following rooms:

**Master Bedroom**

UPVC double glazed window to the rear. Range of fitted wardrobes, cupboards, bedside units and dressing table. Radiator, coving, spot lighting and carpeted flooring. Doors to Dressing room and En-Suite.

**Dressing Room**

Fully fitted with open wardrobes, drawers and shelving. Spot lighting, carpeted flooring and wall mounted electric radiator.

**En-Suite**

UPVC double glazed obscure window to the side. Three piece white suite, comprising: bath set in tiled surround with wall mounted chrome controls, bath filler, glass shower screen, and handheld shower attachment on riser rail; large fitted vanity unit incorporating wash hand basin with chrome mixer tap and WC with concealed cistern and push button flush. Tiled walls and flooring, under floor heating, tread lighting, recessed shelf with LED lighting, wall mounted illuminated mirror, extractor fan, spot lighting and chrome ladder style towel radiator.

**Bedroom Two**

UPVC double glazed window to the rear. Range of fitted wardrobes, cupboards and drawers with matching bedside units. Carpeted flooring, spot lighting and radiator.

**Bedroom Three**

UPVC double glazed window to the front. Range of fitted wardrobes, cupboards and drawers. Carpeted flooring, spot lighting and radiator.

**Bedroom Four**

UPVC double glazed window to the front. Radiator, spot lighting, carpeted flooring and fitted wardrobe with matching drawers.

**Shower Room**

UPVC double glazed obscure window to the side. Three piece white suite, comprising: walk-in shower area with glass screen, wall mounted chrome controls, handheld shower attachment on riser rail and overhead rain shower; wall mounted vanity unit with inset wash hand basin and chrome mixer tap; and WC with concealed cistern and wall mounted push button flush. Tiled walls and flooring, under floor heating, wall mounted chrome ladder style towel radiator, wall mounted illuminated mirrored vanity cabinet housing shaver point, spot lighting, fitted storage cupboard and built-in airing cupboard housing hot water cylinder.

**External**

To the front and side, there are well-manicured lawned gardens with bordering plants and shrubs and block paved pathways.

To the rear, the attractive garden has been landscaped to include large lawned area, spacious Indian stone paved patios, stone chipped areas and attractive planted borders and rockeries. External lighting and water tap with hose, large timber shed to the side. Gated access to the front.

**Garage**

Detached double garage with electric roller doors to the front. Range of fitted units with laminate work surfaces, inset single bowl stainless steel sink and drainer with twin chrome taps, and space and plumbing for washing machine and tumble dryer. Range of fitted shelving, strip lighting and power. UPVC obscure double glazed window and door to the side leading to the rear garden.

**Additional Information**

Tenure - Leasehold for remainder of 999 year lease

Council Tax Band - F

Cypress Point Maintenance Charge - £556.26 per annum

Estates & Management Charge - £200 per annum

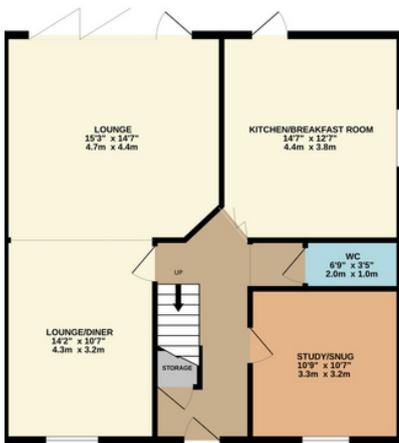
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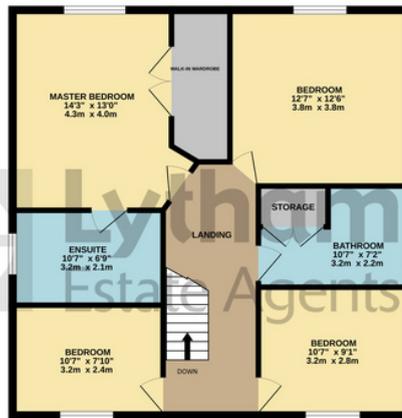


# Floor Plans

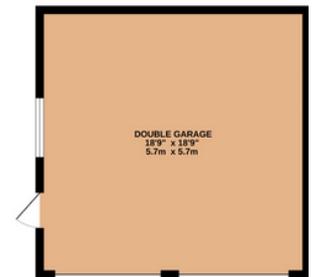
GROUND FLOOR  
802 sq.ft. (74.5 sq.m.) approx.



1ST FLOOR  
802 sq.ft. (74.5 sq.m.) approx.



DOUBLE GARAGE  
352 sq.ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA : 1956 sq.ft. (181.7 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.

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