



## Willow Drive, Lamaleach Drive, Freckleton, Preston, PR4 1DF

- 2 Bedroom Residential Park Home Offering Excellent Potential
- Spacious Lounge / Diner
  - Conservatory
- Wrap Around Gardens
- On Site Club House
- Double Unit
- 2 Double Bedrooms
  - Large Plot
- Ample Off Road Parking
- Short Drive to the Fylde Coast !!!

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Contact Annette & Team Tempo **NOW**

# Lamaleach Drive, Freckleton, Preston PR4 1DF

Nestled within the popular Lamaleach Park in Freckleton Preston, Tempo are pleased to offer this spacious Double Unit Residential Park Home, requiring some modernisation but offers excellent potential. Occupying an unusually spacious plot, the accommodation briefly comprises:- Lounge / Diner, Fitted Kitchen, Bathroom, Side Porch, 2 Double Bedrooms and rear Conservatory. Wrap around gardens and driveways provide ample off road parking. View early, to not miss out on this excellent opportunity!!!!



Council Tax Band: A

Tenure: Leasehold



## Lounge / Diner

12'2" x 19'8"

This inviting lounge and dining area presents a traditional atmosphere, highlighted by exposed dark wooden beams across the ceiling and a large window that fills the room with natural light. The room features leather seating arranged around a classic fireplace with a mantelpiece, creating a warm and welcoming space for relaxation or entertaining. Protruding UPVC front door and attached windows provide plenty of natural light.

## Inner Hall

Built in storage cupboard. Doors to:

## Kitchen

9'10" x 9'10"

A cosy kitchen with a practical layout, offering ample space for preparing meals. The kitchen is conveniently positioned next to the inner hall and opens into the side porch. Fitted wall and base units including breakfast bar, 1.5 bowl sink and mixer tap, tiled splashbacks and plumbed for auto washer.

## Bedroom 1

8'2" x 13'5"

Bedroom 1 is a comfortable room featuring built-in storage along one wall, complete with overhead cupboards and a headboard ledge, providing excellent space-saving solutions. The room benefits from natural light through a window and also offers access to the adjoining conservatory, enhancing its versatility and brightness.

## Bedroom 2

8'2" x 9'10"

Bedroom 2 is a smaller double room with a window overlooking the garden. It has a simple layout and is carpeted, making it a flexible space for use as a bedroom or study.

## Bathroom

5'7" x 6'7"

The bathroom is fitted with a traditional three-piece suite including a bathtub, pedestal wash basin, and toilet. It benefits from a window for natural ventilation and light, and the

space is completed with patterned curtains and tiled walls for a clean and functional feel. Built in airing cupboard with fitted boiler.

## Conservatory

9'6" x 13'1"

The conservatory is a bright and welcoming space featuring a tiled floor and large wrap around UPVC windows and door with vertical blinds, allowing plenty of natural light to flood in. It offers a relaxed seating area with comfortable chairs and a sofa, making it an ideal spot for enjoying views of the garden regardless of the weather. Wall Lights and tiled floor.

## Side Porch

The porch provides a sheltered entrance to the property, featuring side windows that allow natural light to enter and a step leading up to the front door. It adds a practical transition space between the outdoors and the home interior.

## Rear Garden

The rear garden is a low-maintenance area predominantly paved with large slabs, bordered by mature hedging and a small gravel section for planting or decorative use. It is fully enclosed and offers a private outdoor space, ideal for sitting out or light gardening.

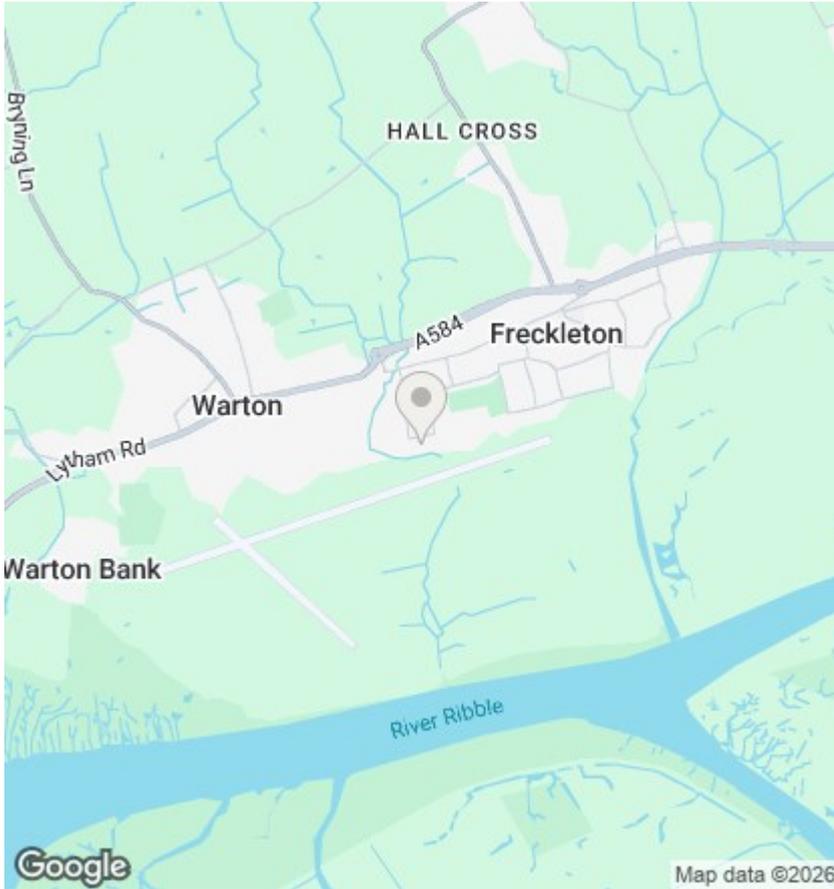
## Front Exterior

The front exterior of the property features a gravelled garden area with a few planted pots and a paved path leading to a raised porch entrance. The surroundings include mature hedging for privacy and a neighbouring property nearby, creating a neat and tidy frontage.

## Side Exterior

On the side of the property, there is a gravelled area providing additional outdoor space, enclosed with fencing for privacy. This space could be suited to storage or garden activities and is accessible from the rear.





## Notice

Please note we have not tested any apparatus, fixtures, fitting or services. Interested parties must undertake their own investigation into the working order of these items. All measurements stated in this brochure are approximate and photographs provided are for guidance only. We are advised that the property is subject to site fees.

## Viewings

Viewings by arrangement only. Call 01772 633399 to make an appointment.

72.3 sq.m. (778 sq.ft.) approx.



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.  
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