



Larch Drive, Lamaleach Park, Freckleton PR4 1EH

- IMMACULATE 2 BEDROOM, DOUBLE UNIT, RESIDENTIAL PARK HOME
- PRIVATE CORNER PLOT & SUPERBLY PRESENTED THROUGHOUT
 - OPEN PLAN LOUNGE / DINER
- BEAUTIFUL PRIVATE GARDENS & OFF ROAD PARKING FOR 3 CARS
 - VIEWING HIGHLY RECOMMENDED!!!
- ARGUABLY OCCUPYING THE BEST POSITION ON THE EVER POPULAR LAMALEACH PARK
- SPACIOUS FITTED BEDROOMS
- LOVELY MODERN BATHROOM
- EXCELLENT SUMMER HOUSE FOR A MULTITUDE OF USES

Contact Annette & Team Tempo **NOW**

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Lamaleach Park, Lamaleach Drive, Freckleton, Preston PR4 1EH

A rare opportunity to purchase this immaculate double unit, 2 bedroom park home, to which arguably, is situated on the best position, within the ever popular Lamaleach Residential Park. It is close to Freckleton village and only a short drive to Lytham and all its amenities. Briefly comprising:- Entrance utility porch, L shaped open plan lounge and diner, fitted kitchen, 2 generously sized bedrooms and a modern fitted bathroom. Lovely well maintained landscaped gardens with a summer house and a block paved driveway for up-to 3 cars. Dont miss out on this quality park home - which has to be viewed to fully appreciate!!!!



Council Tax Band: A

Tenure: Leasehold



Utility Porch

The utility porch provides a handy entrance from the driveway with space for storage and practical use. It also acts as an additional access point into the lounge, creating a useful transition space between indoors and outdoors.

Lounge

14'6" x 10'2"

This inviting lounge is a generous space featuring a large bay window that fills the room with natural light. It is comfortably arranged with plush seating around a central rug, creating a cosy area for relaxation and entertainment. The room connects seamlessly to the dining room, enhancing the flow of the living space.

Dining Room

7'9" x 8'

A bright dining room with a window overlooking the front garden provides a welcoming setting for meals. It comfortably accommodates a dining table with chairs and includes ample space for additional furniture or storage. Further exterior door to the driveway.

Kitchen

10'6" x 9'6"

The kitchen is well fitted with white cabinetry that contrasts against the dark tiled flooring, creating a modern and practical workspace. It features an integrated sink and has space for appliances including a washing machine, cooker and refrigerator. A window overlooks the side providing good natural light.

Bedroom 1

13'3" x 9'6"

Bedroom 1 is a peaceful retreat with a double bed and bedside tables, featuring sliding patio doors that opens directly onto the garden. Neutral decor and soft fitted furnishings create a calm atmosphere.

Bedroom 2

10'12" x 9'8"

Bedroom 2 is a cosy room with a single bed but can accommodate a double and fitted wardrobes and chest of drawers. It benefits from a window overlooking the rear of the property, allowing in natural light, and is decorated in warm, neutral tones to create a comfortable space.

Bathroom

5'7" x 6'11"

The bathroom is fitted with a white suite including a bath with overhead electric shower, vanity wash basin and level WC flush. The walls are clad with dark glossy acrylic panels, and the flooring complements this with a coordinating dark finish, giving a modern and clean feel.

Rear Garden

The well-maintained garden offers a mix of lawn and paved patio areas, providing space for outdoor seating and relaxation. It is bordered by mature shrubs and trees, with a paved side pathway leading to the summer house. The garden provides a private and tranquil environment. The side garden currently houses a hot tub for relaxation.

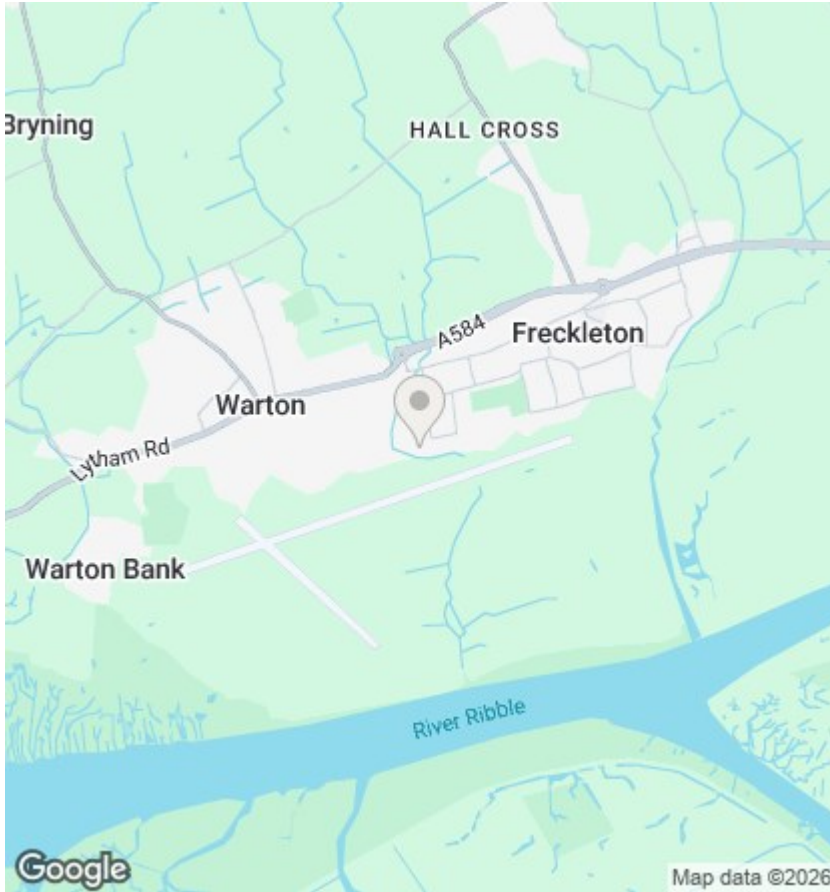
Summer House

The summer house is a charming detached space situated at the end of the garden. It features French doors and windows on two sides, allowing plenty of natural light to enter. This versatile room is ideal as a home office, studio, or additional seating area.

Front Exterior

The front exterior of the property showcases a neatly block paved driveway offering off-street parking spaces for upto 3 cars. The park home is surrounded by mature trees and shrubs, adding privacy and enhancing the natural setting of the property.





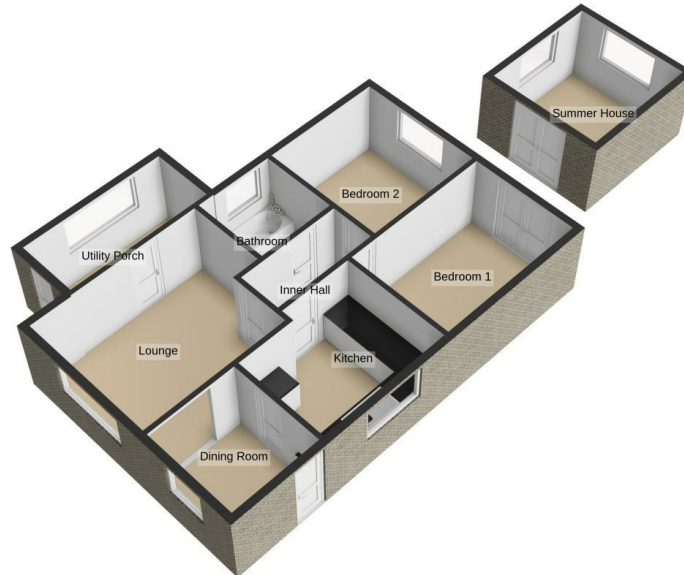
Notice

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.

813 sq.ft. (75.6 sq.m.) 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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