



## Preston Lodge North Hall Lane, Lathom, Ormskirk L40 5UN

£1,050 Per Calendar Month



A Grade II listed lodge house dating back to the 18th century situated at the entrance to the historical Lathom House estate. This sandstone property with pyramidal roof has been fully refurbished by the owners to provide a unique and beautiful home. Retaining many original features both internally and externally which integrate perfectly with the modern and contemporary fittings. Views to the front towards Lathom House, and private walled rear garden. Conveniently situated for the M6, M58, Ormskirk and surrounding villages.



KITCHEN

Entrance door to kitchen fitted with Shaker style wall and base units and tiled to splashbacks. Worktop incorporating stainless steel sink unit with mixer tap and electric hob with oven beneath and extractor hood over. Integrated dishwasher and washing machine. Tiled floor, inset ceiling spotlights. Space for fridge freezer. Open to:

DINING AREA

Double glazed window to side with window seat. Tiled floor. Original fireplace divider and open to:

LOUNGE

Double glazed windows to front and side. Wood flooring. Feature pyramidal ceiling. Radiator.

INNER HALLWAY

Giving access to bedroom accommodation. Exit door to garden.

BEDROOM ACCOMMODATION

There are three bedrooms, the main bedroom having en-suite facilities.

BATHROOM

Fully tiled contemporary style having three piece suite comprising bath with shower over, wash hand basin and low level w.c.

GARDENS

To the front is a raised garden which is lawned and stocked with mature shrubs and trees. There are two parking spaces to the front of the property.

The attractive walled rear garden has stone paved patio and well stocked raised beds with central pathway.

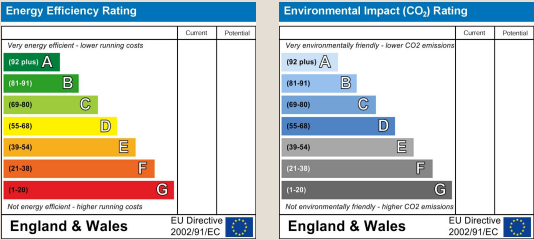
Area Map



Floor Plans



Energy Efficiency Graph



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