



Green Acres, Lilley, LU2 8LS

Price £775,000





## Green Acres, Lilley, LU2 8LS

An exceptional opportunity for extension or redevelopment subject to planning consents offered by this spacious four bedroom detached home set on a superb 1/3 of an acre southerly plot. The property is located on the outskirts of the popular village of Lilley and is situated off a private road. There is no upper chain.

The accommodation comprises; large hallway, cloakroom, 22'10 living room, dining room, reading area, study, 16'7 kitchen and utility room. The first floor accommodates four bedrooms, en-suite to master, refitted bathroom and separate WC.

Externally there is a carriage driveway, tandem garage and fabulous southerly garden.



## ACCOMMODATION

### Entrance Hall

Radiator, staircase off, large welcoming hallway, telephone point, meters cupboard, vanity wash hand basin, concealed flush WC, frosted window to front.

### Study 11'8 x 8'10 (3.56m x 2.69m)

Radiator, window to front.

### Living Room 22'10 x 12'10 (6.96m x 3.91m)

Brick fireplace with open fire, radiators, window to front, side and rear, television point.

### Reading Area 10'7 x 8'0 (3.23m x 2.44m)

Window to rear.

### Dining Room 13'8 x 11'8 (4.17m x 3.56m)

Radiator, built in cupboard, window to rear.

### Kitchen 16'8 x 7'9 (5.08m x 2.36m)

Range of wall and floor mounted units, work surface with inset sink unit, built in oven, hob and cooker hood, space and services for fridge freezer, tiling, radiator, tiled floor, window to front.

### Utility Room 7'9 x 6'8 (2.36m x 2.03m)

Work surface, sink unit, space and services for washing machine and tumble dryer, oil fired boiler for central heating and hot water, window and door to rear, door to:

## First Floor

### Landing

Access to loft space.

### Bedroom One 15'1 x 12'10 (4.60m x 3.91m)

Fitted wardrobes, radiator, window to front and side, television point, door to:

### En Suite Shower Room

Suite comprising corner shower cubicle with sliding glass screen, vanity wash hand basin and concealed flush WC, tiling, radiator, extractor fan, frosted window to rear.

### Bedroom Two 12'6 x 11'8 max (3.81m x 3.56m max)

Radiator, built in airing cupboard housing hot water tank, window to rear, built in cupboard.





**Bedroom Three 12'8 x 8'10 (3.86m x 2.69m)**  
Radiator, window to front.

**Bedroom Four 12'10 x 6'4 (3.91m x 1.93m)**  
Radiator, window to rear.

**Bathroom 8'5 x 6'3 (2.57m x 1.91m)**  
Large bathroom with attractive white/ chrome suite comprising bath with shower unit above and pedestal wash hand basin, tiling, chrome towel radiator, down lights, frosted window to rear.

**Separate WC**  
Low level WC, tiling, frosted window to rear.

### Exterior

#### Front Garden

Wide front drive with carriage driveway, lawn areas and flower shrub beds, gated side access to rear from both sides.

**Garage 26'7 x 10'2 (8.10m x 3.10m)**  
Double doors, power and light, windows to side and rear, roof storage area.

#### Rear Garden

A magnificent private and secluded rear garden laid mainly to lawn with flower and shrub beds and patio area, panelled fencing, mature trees, shrubs, wood store, greenhouse and sheds.

#### Agents Note

Please note that there has been some movement noted in the south west corner of the house which requires further investigation and remedial works. A structural report is available upon request.

#### Environmental Impact Rating

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating, the less impact it has on the environment.

#### Viewing Information

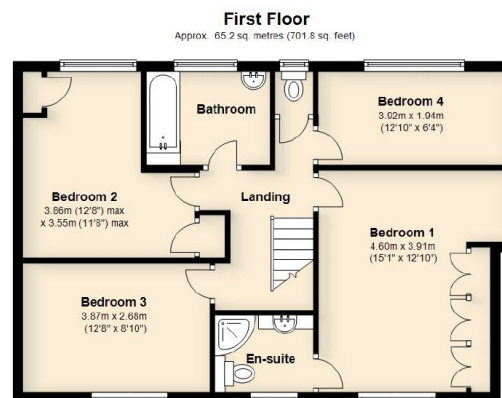
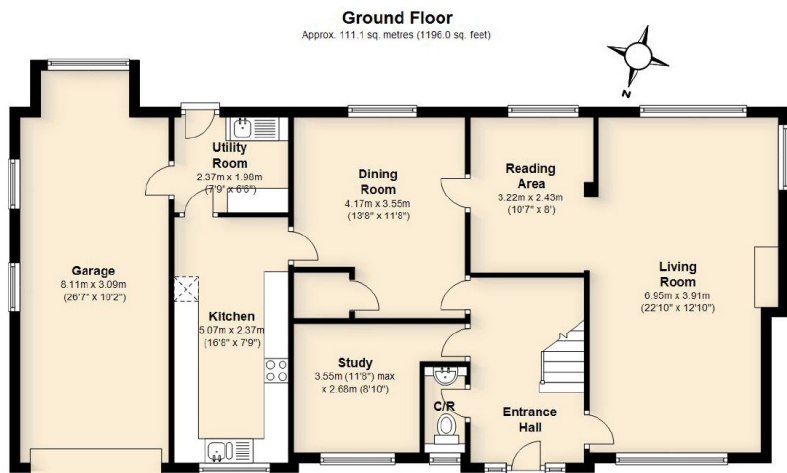
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CONDUCTED.





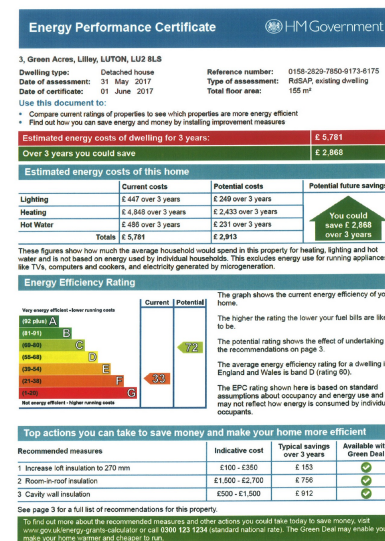






Total area: approx. 176.3 sq. metres (1897.9 sq. feet)

Not to Scale. For identification purposes only.  
Plan produced using PlanUp.



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