



Wyvern Spa Lane, Ormskirk, L40 6JG  
£475,000

 **STAPLETON  
DERBY**

Perfectly located in the tranquil surroundings of Spa Lane, Lathom, Ormskirk, this spacious detached true bungalow offers a perfect blend of comfort and rural charm. Set on a generous plot, the property boasts beautifully maintained gardens on all four sides, providing scenic views that enhance the serene atmosphere.

Upon entering, you will find two inviting reception rooms that create a warm and welcoming environment, ideal for both relaxation and entertaining. The open-plan lounge and dining area seamlessly connect to the kitchen, allowing for an abundance of natural light to fill the space, making it a delightful area for family gatherings or quiet evenings at home.

This bungalow features three generously sized double bedrooms, ensuring ample space for family or guests. The bathroom is a standout feature, equipped with a luxurious jacuzzi-style bath, perfect for unwinding after a long day. Additionally, a convenient storage cupboard off the hall provides practical solutions for keeping your living space tidy.

Parking is a breeze with the capability to accommodate up to five vehicles, thanks to the large driveway and garage. This property truly embodies the essence of rural living while offering modern comforts and conveniences.

Whether you are seeking a peaceful retreat or a family home, this bungalow on Spa Lane is a remarkable opportunity not to be missed. With its idyllic setting and spacious layout, it promises a lifestyle of comfort and tranquillity.









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SPARLETON  
DEBY

## Stapleton Derby

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Approximate total area<sup>(1)</sup>  
155.7 m<sup>2</sup>  
1676 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

### IMPORTANT NOTICE TO PURCHASERS

We endeavor to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points please contact us. Fixtures and fittings other than those mentioned are to be agreed with the seller.