



## Parker Lane, Whitestake, Preston

**£3,750 PCM**

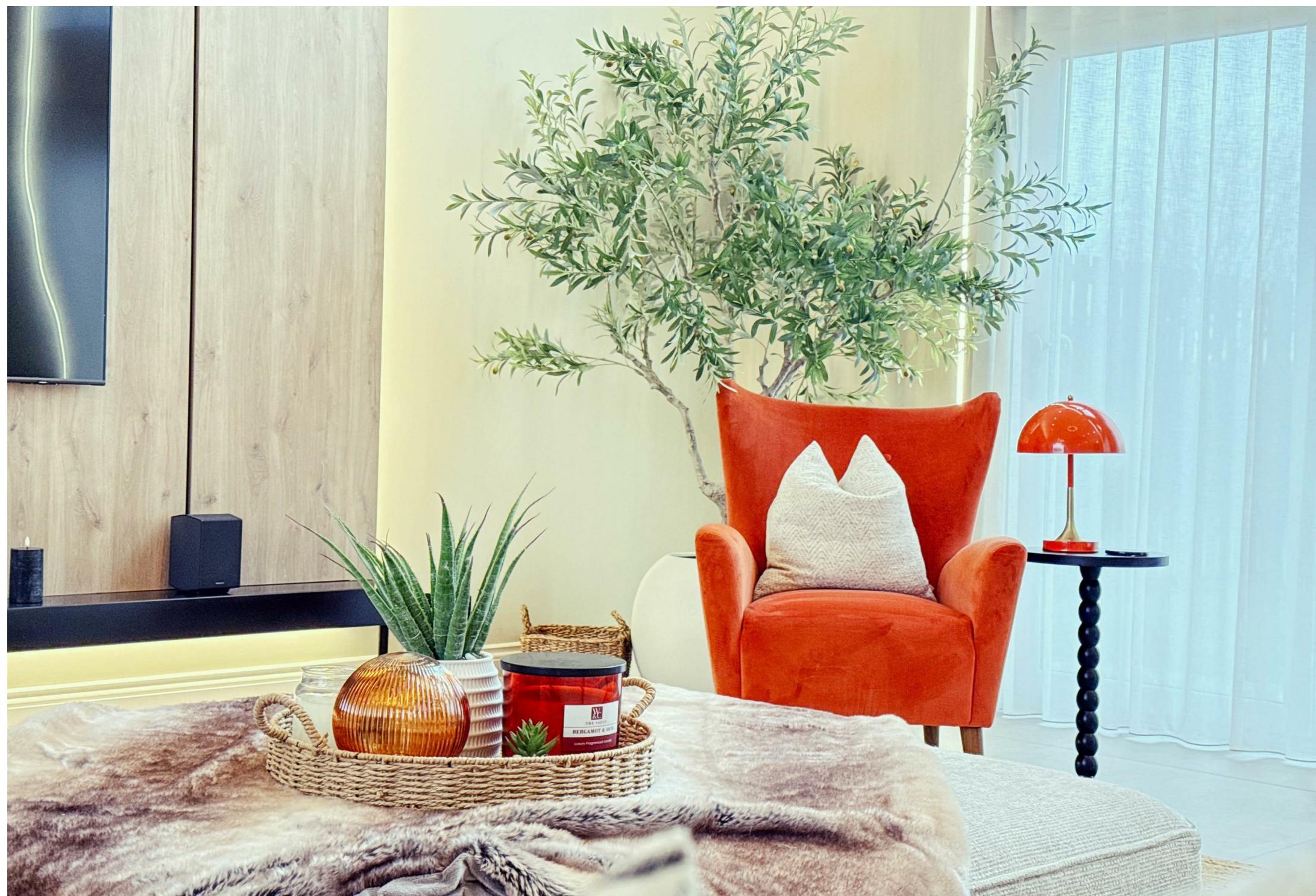
Ben Rose Estate Agents are pleased to present to market this stunning detached, bespoke modern property available to rent in the highly sought-after semi-rural village of Whitestake, Lancashire. Finished to an exceptional standard throughout, this impressive home offers generous and versatile accommodation, ideal for families or professional tenants seeking both luxury and convenience. Whitestake is well regarded for its peaceful setting while remaining within easy reach of Preston and Leyland, offering a wide range of shops, restaurants, schools and leisure facilities. Excellent transport links are close by, with straightforward access to the M6, M61 and M65 motorways, making this an ideal location for commuters travelling across the North West. Scenic countryside walks, local pubs and everyday amenities are also within close proximity, blending rural charm with modern living.

Upon entering the property, you are immediately welcomed into a stunning entrance hall featuring an impressive apex ceiling, striking feature chandelier and a solid oak staircase that sets the tone for the rest of the home. The ground floor flows beautifully into a spectacular open-plan living space incorporating the lounge, dining area and kitchen. This breathtaking room boasts a six-metre apex ceiling, floor-to-ceiling windows at both ends flooding the space with natural light, and underfloor heating. The bespoke fitted kitchen includes integrated appliances and a central island overlooking the rear garden, ideal for both everyday living and entertaining. A large utility room sits just off the kitchen, providing excellent additional storage. The ground floor also benefits from a spacious master bedroom with floor-to-ceiling windows, a contemporary en-suite bath and shower room, a separate dressing room, a further double bedroom and an additional modern shower room.

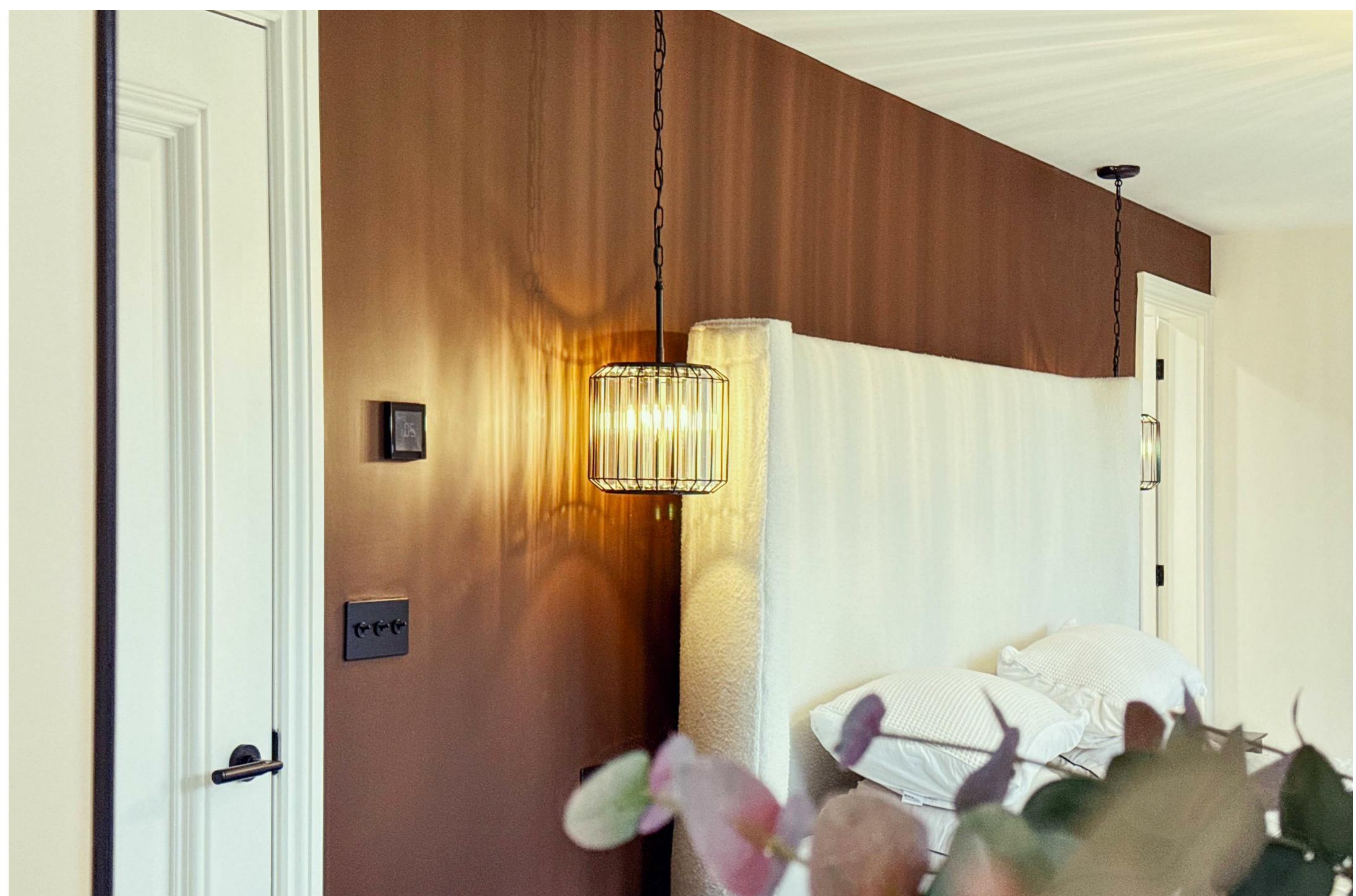
The first floor continues to impress, offering three generously sized bedrooms. Bedrooms two and three are both king-sized, featuring floor-to-ceiling windows and striking apex ceilings, creating light-filled and airy spaces. Bedroom four is also a comfortable king-sized room, ideal for family members or guests. Completing this level is a stylish contemporary family bathroom, fitted with a roll-top bath and a separate walk-in shower.

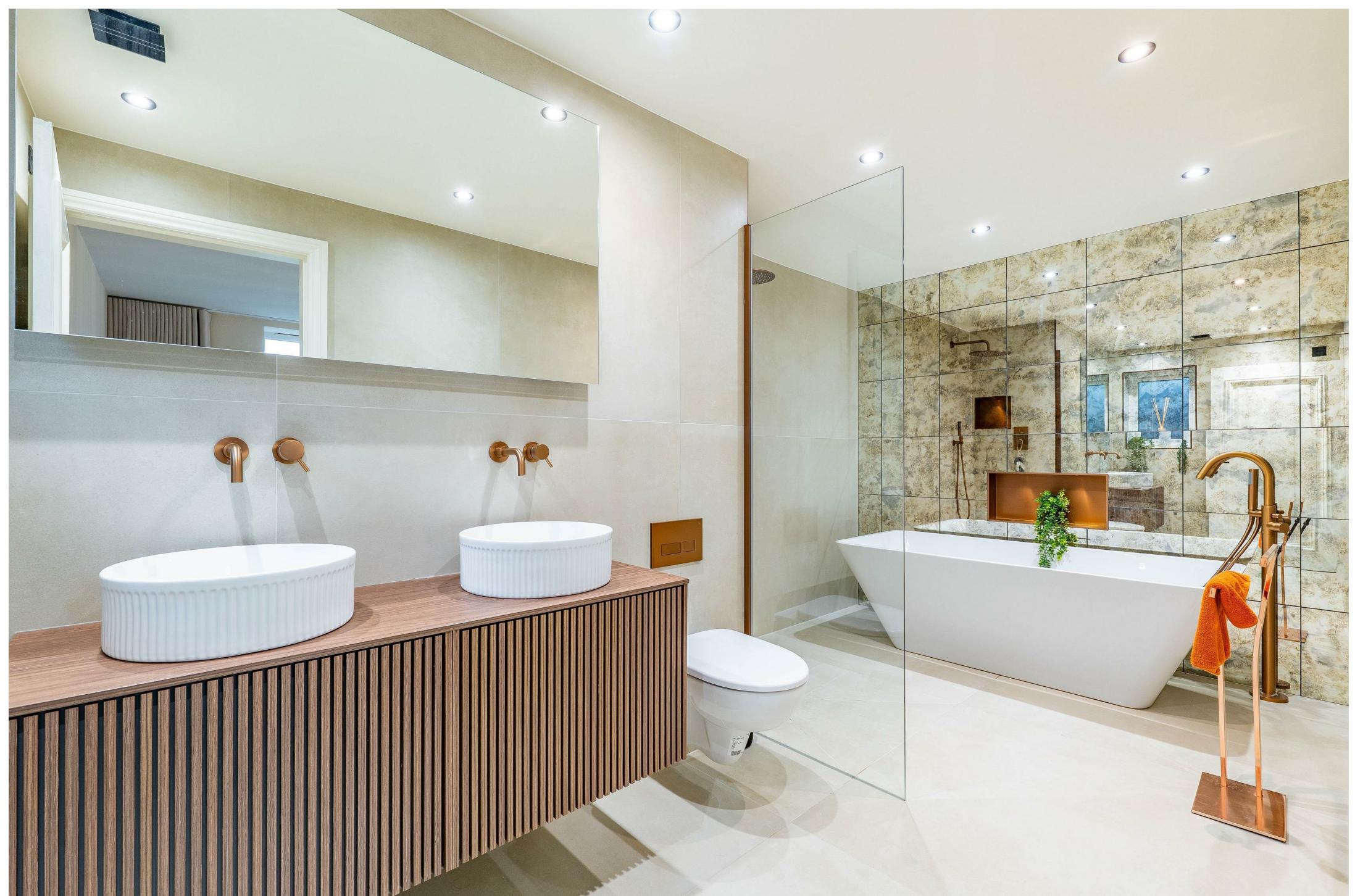
Externally, the property is accessed via electric gates and benefits from CCTV for added security. A tarmac driveway provides parking for three to four vehicles, alongside a detached garage. To the rear, the private garden features a paved patio area perfect for outdoor dining, leading onto a large, well-maintained lawn. This exceptional home offers a rare opportunity to rent a truly unique property that perfectly balances luxury, space and location.



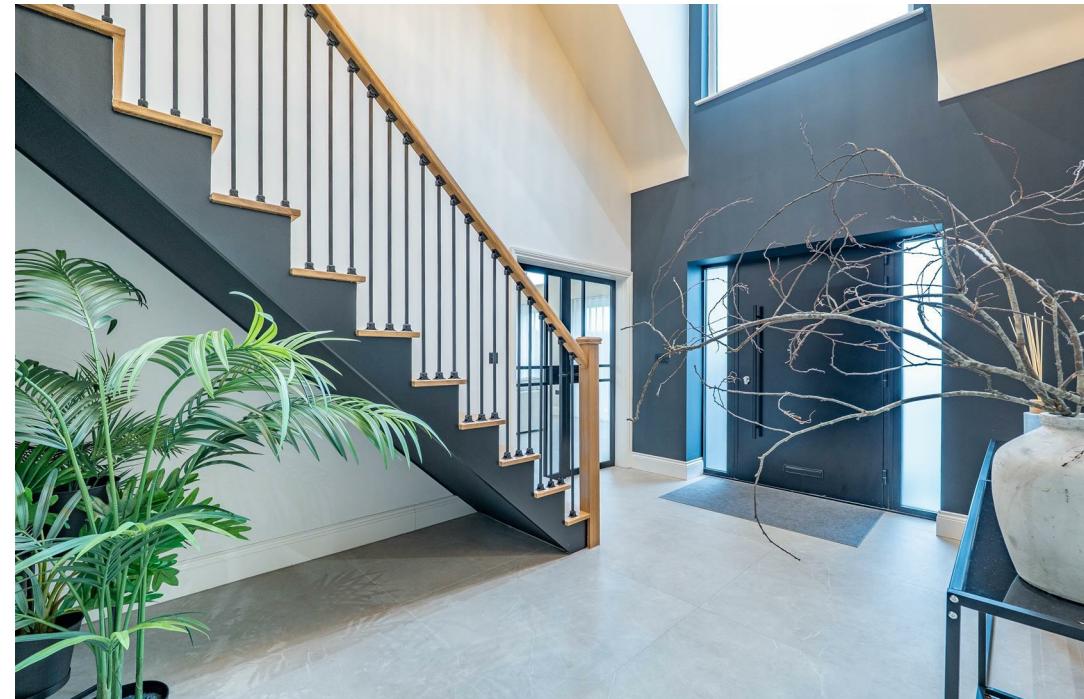
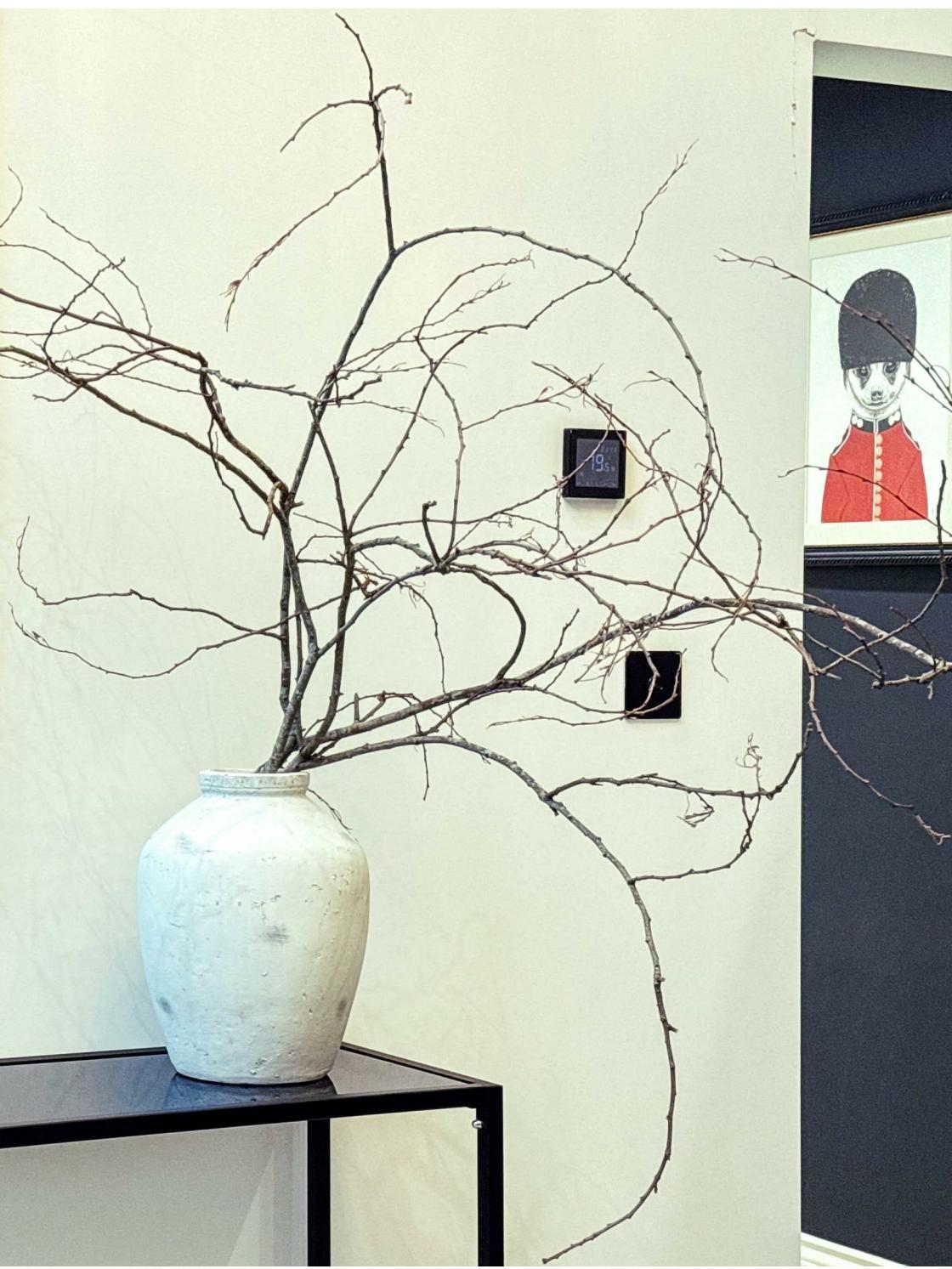
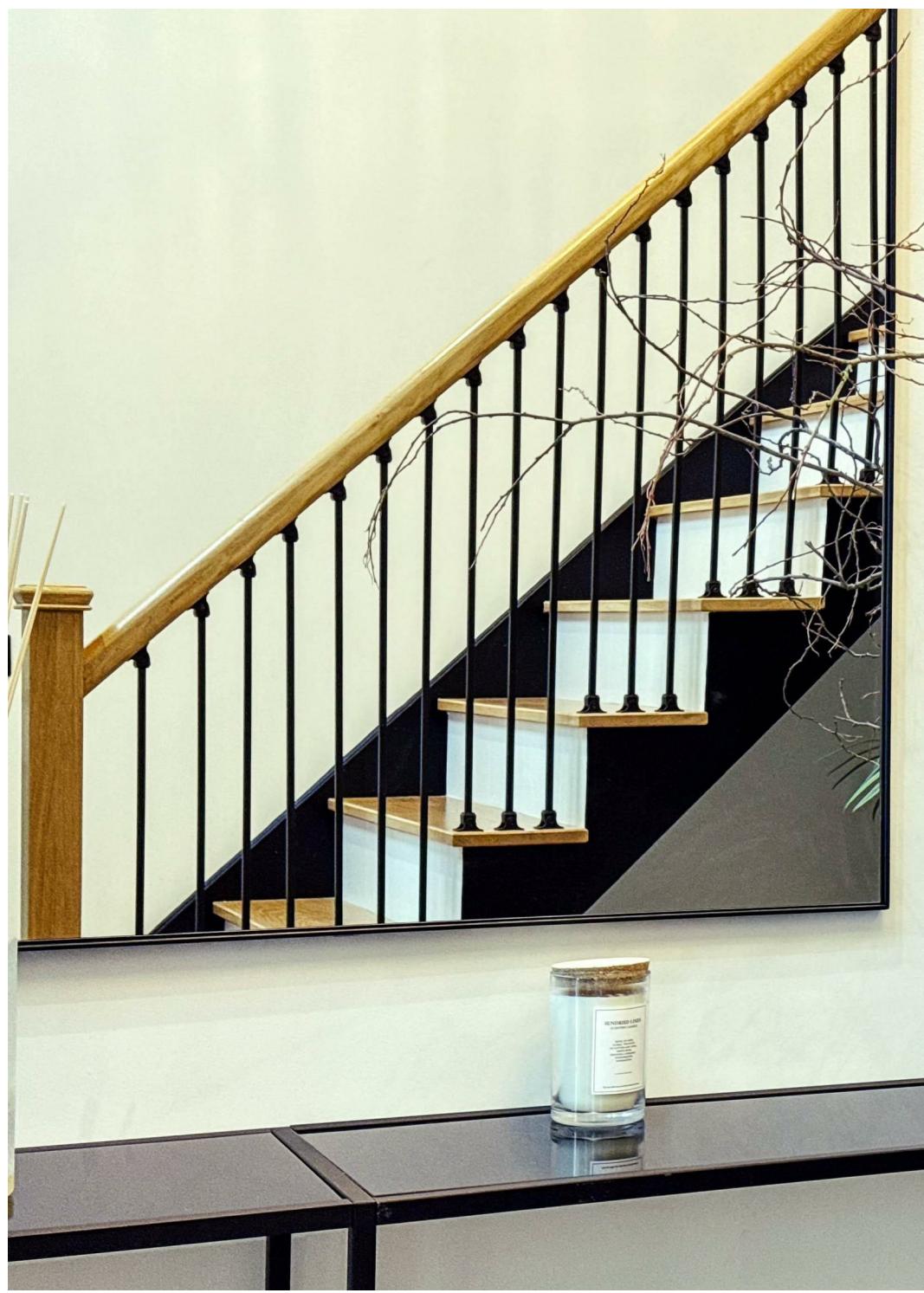
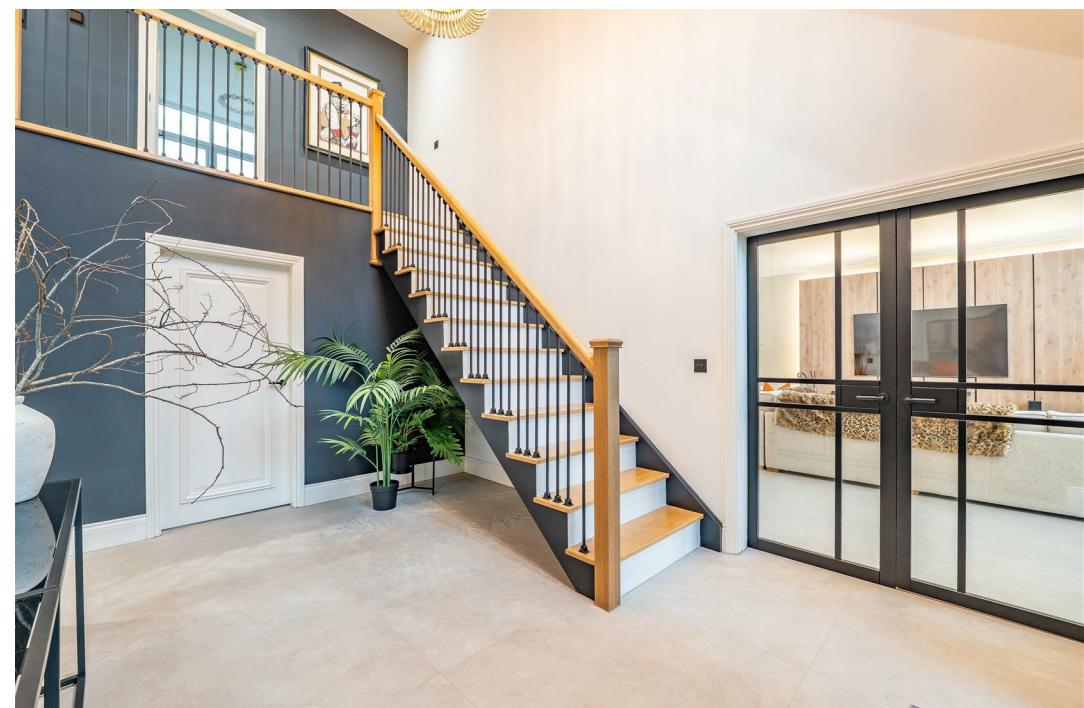
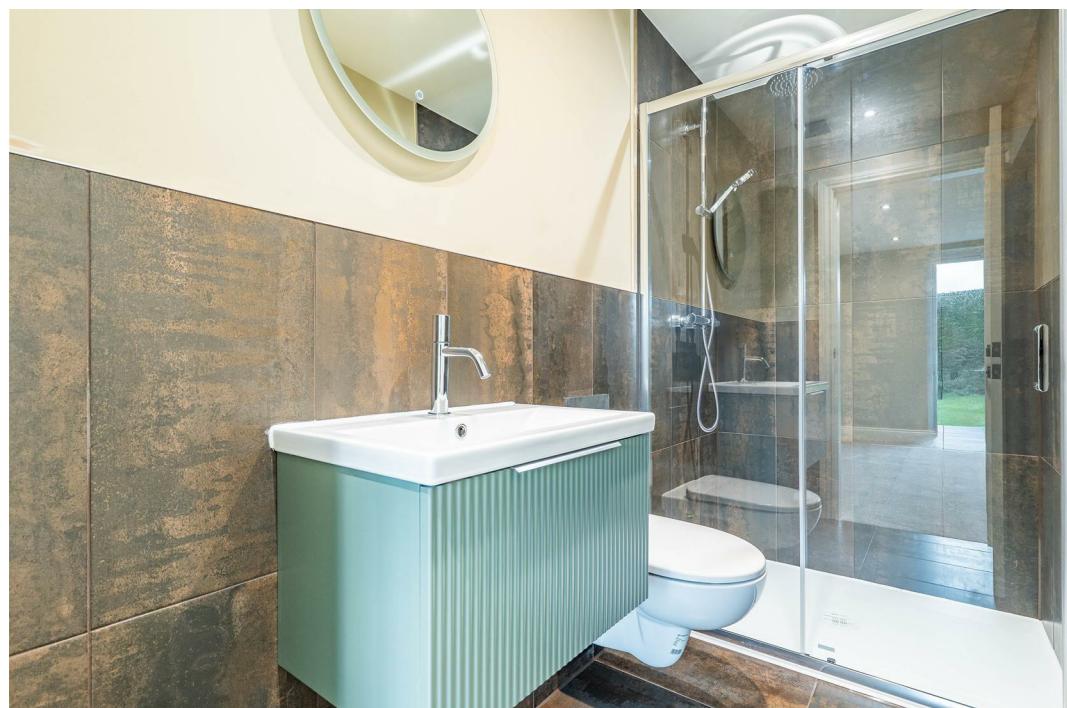






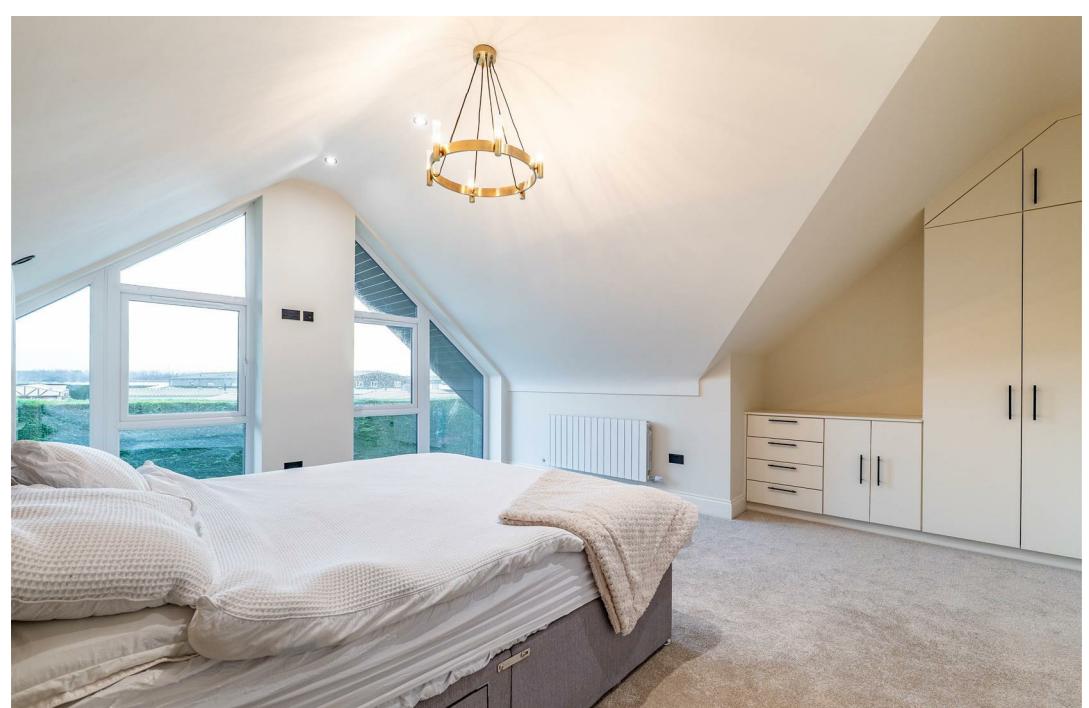
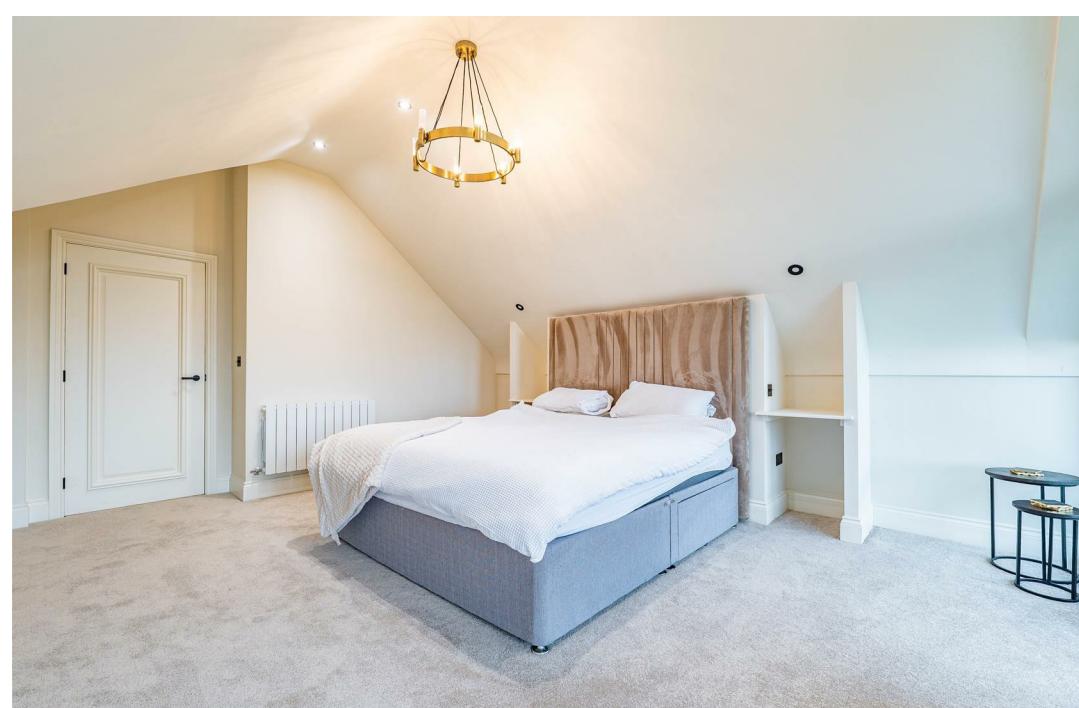
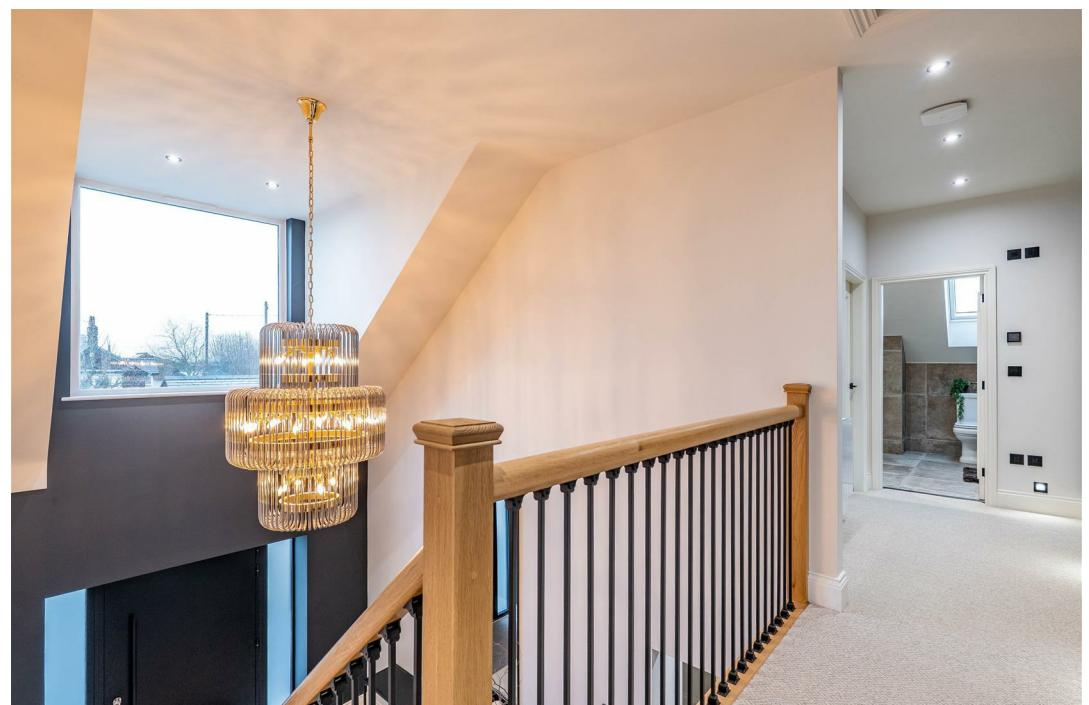


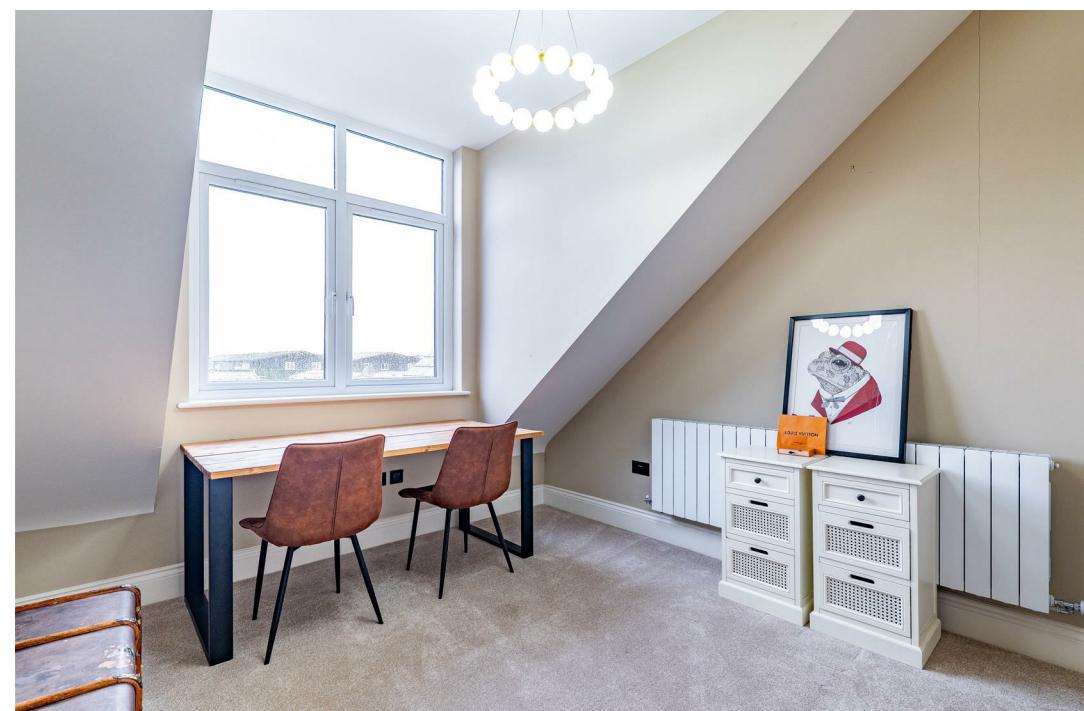
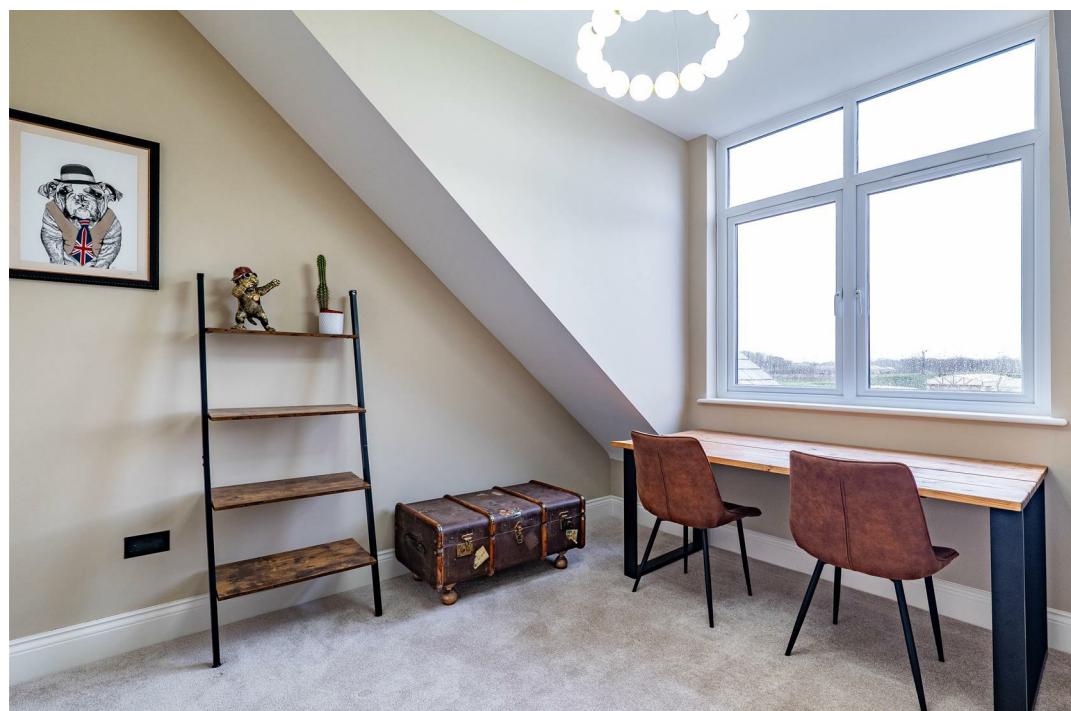


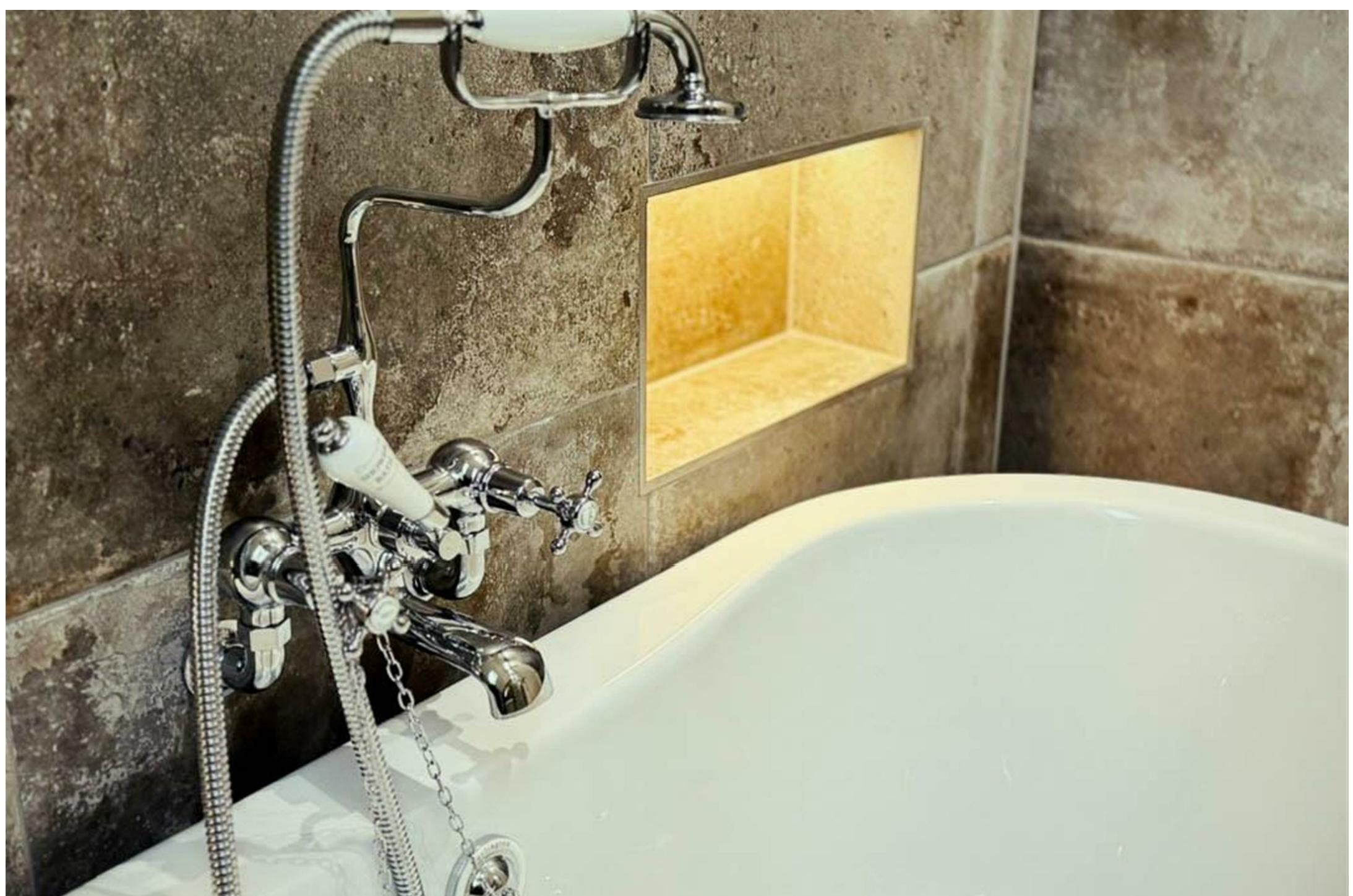


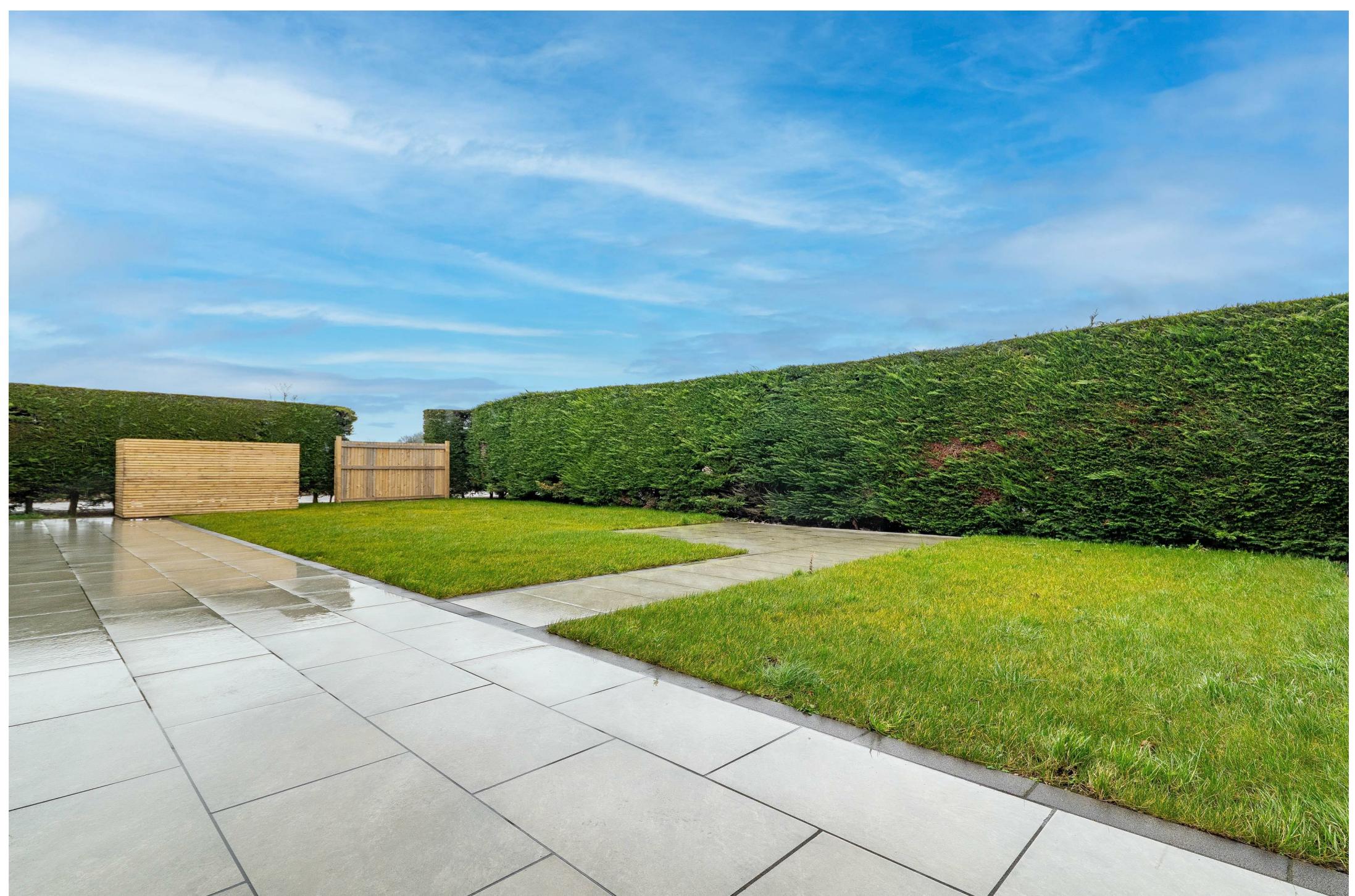














# BEN ROSE

We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

