



**Gower Court
Leyland**

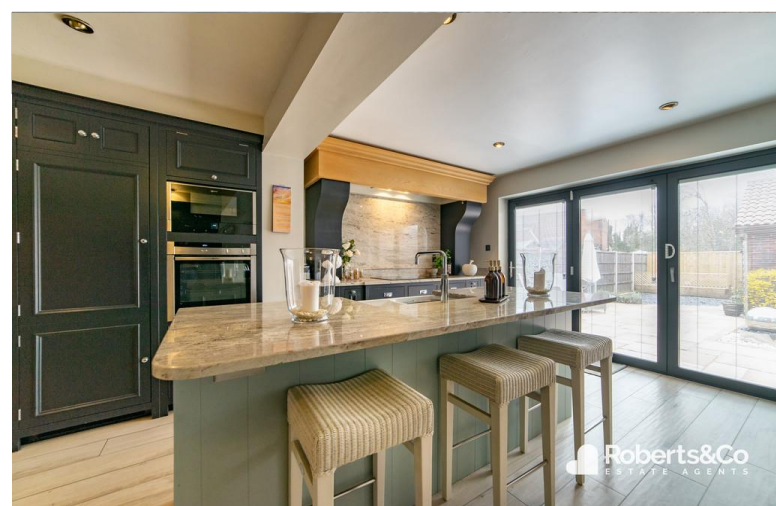
- **A Truly Stunning Family Home**
- **Immaculately Presented Throughout**
- **Dual Aspect Lounge & Dining Kitchen**
- **4 Bedrooms**

For Sale Offers Over £415,000
EPC Rating 'TBC'





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Property Description

PROPERTY DESCRIPTION

A truly stunning home with four bedrooms, inimitable style and oodles of space.

Number 1 Gower Court sits on a corner of a quiet cul de sac in Leyland. Having great access to transport links.

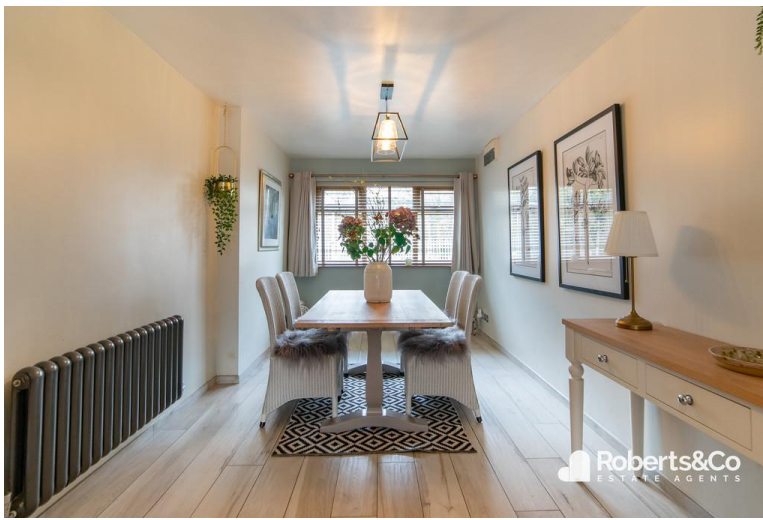
A driveway and double garage sits to the side of the property.

Inside the entrance hall, the feature staircase pays homage to carpentry craftsmanship, and the interior design that unfolds before you is quite simply sublime. Breath-taking even.

With a host of sleek, integrated appliances and large expanses of granite worktop space. Clean lines and grey cabinets exude class and, taking centre stage, is a large island for a leisurely family brunch or cheeky glass of bubbly with friends.



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We love the open plan aspect through to the dining area where you can catch up on the day over supper, and this flows through to the living room too - a relaxation retreat.

The dual aspect lounge has carpet underfoot, a seating area to the front that focuses around a fireplace, and to the rear, the vaulted ceiling radiates an immediate sense of airiness as light streams in through the expanse of windows.

Upstairs you'll find four good sized bedrooms.

The family bathroom is also contemporary in design, with its four piece suite. Turn the lights down low and add a 'do not disturb.' This has long, dreamy soaks written all over it.

Outside a low maintenance rear garden with a lovely patio area for al fresco entertaining throughout the seasons .

ENTRANCE HALL

* UPVC front door * Upright radiator * Ceiling light * Laminate flooring * Stairs to first floor *

LOUNGE

40' 3" x 14' 2" (12.27m x 4.32m) * Dual aspect * UPVC double glazed bay window to front * Door and window leading out to the garden * 3 Central heating radiators * 3 Ceiling lights * Carpet flooring * Gas fire * TV point * Exposed beams * Open to the kitchen *

DINING KITCHEN

36' 5" x 15' 3" (11.1m x 4.65m) * Dual aspect * UPVC double glazed window * Bi fold doors to the rear * Central heating radiator * Ceiling spot lights * Wood effect tiled flooring * Under floor heating * Range of wall and base units with granite worktops * Double Belfast sink * Hot water tap * Integrated Neff induction hob * Neff electric oven * Integrated dishwasher * American style fridge freezer * Central island * Boiler *

LANDING

* UPVC double glazed window * Central heating radiator * Ceiling light * Carpet flooring * Over stairs cupboard * Loft access- fully boarded *

BEDROOM ONE

15' 7" x 9' 3" (4.75m x 2.82m) * UPVC double glazed window * Central heating Radiator * Carpet flooring * TV point *

BEDROOM TWO





12' 4" x 10' 5" (3.76m x 3.18m) * UPVC double glazed window * Central heating Radiator * Ceiling light * Carpet flooring *

BEDROOM THREE

11' 4" x 10' 6" (3.45m x 3.2m) * UPVC double glazed window * Central heating radiator * Ceiling light * Carpet flooring * Fitted wardrobes *

BEDROOM FOUR

6' 2" x 8' 2" (1.88m x 2.49m) * UPVC double glazed window * Central heating radiator * Ceiling light * Carpet flooring *

BATHROOM

5' 9" x 16' 1" (1.75m x 4.9m) * Four piece suite * 2 UPVC double glazed windows * Carpet flooring * WC * Wash hand basin * Bath * Walk in shower * Ceiling spot lights * Central heating radiator *

OUTSIDE

* Driveway and garden to the front * Enclosed rear garden with Indian stone paving *

GARAGE

* Detached double garage with electric up and over door * Power and lighting *

We are informed this property is Council Tax Band D
For further information please check the Government Website



Whilst we believe the data within these statements to be accurate, any person(s) intending to place an offer and/or purchase the property should satisfy themselves by inspection in person or by a third party as to the validity and accuracy.

Please call 01772 977100 to arrange a viewing on this property now. Our office hours are 9am-5pm Monday to Friday and 9am-4pm Saturday.





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾

182.34 m²
1962.64 ft²

Reduced headroom

1.52 m²
16.40 ft²

(1) Excluding balconies and terraces

[] Reduced headroom (below 1.5m/4.92ft)

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

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