



31 Leadale

Lea, Preston, PR2 1YU

Offers Over £330,000



Guildhall Sales and Lettings are pleased to introduce this four bedroomed detached property to the market. Situated within the well sought after area of Lea, within close proximity to local amenities, commuter links and schools. Boasting spacious accommodation throughout, this property is well suited for families and internally comprises briefly:

Enter through the entrance hallway housing the staircase to the first floor and doors to the lounge with open access to the dining area, understairs storage and the contemporary fitted kitchen providing access to the conservatory, ground floor WC and integral garage. To the first floor are four bedrooms and a family bathroom with the main bedroom boasting access to the en suite.

Externally to the rear of the property is an enclosed laid to lawn garden with a paved patio seating area and steps leading to another paved patio seating area and access to the shed. To the front of the property are further laid to lawn gardens and a paved driveway providing access to the integral garage.

Viewings are essential, for further information please call the team on 01772 769999.



Ground Floor

Lounge 15'3" x 11'8" (4.66 x 3.57)

Dining Area 8'6" x 9'7" (2.6 x 2.94)

Kitchen 17'10 x 8'6 (5.44m x 2.59m)

WC 3'7" x 3'0" (1.1 x 0.93)

Conservatory 12'5" x 10'5" (3.8 x 3.2)

Garage 17'0" x 8'11" (5.2 x 2.72)

First Floor

Bedroom One 12'10 x 9'8 (3.91m x 2.95m)

En Suite 9'5 x 4'9 (2.87m x 1.45m)

Bedroom Two 8'9" x 13'0" (2.68 x 3.97)

Bedroom Three 11'6 x 8'8 (3.51m x 2.64m)

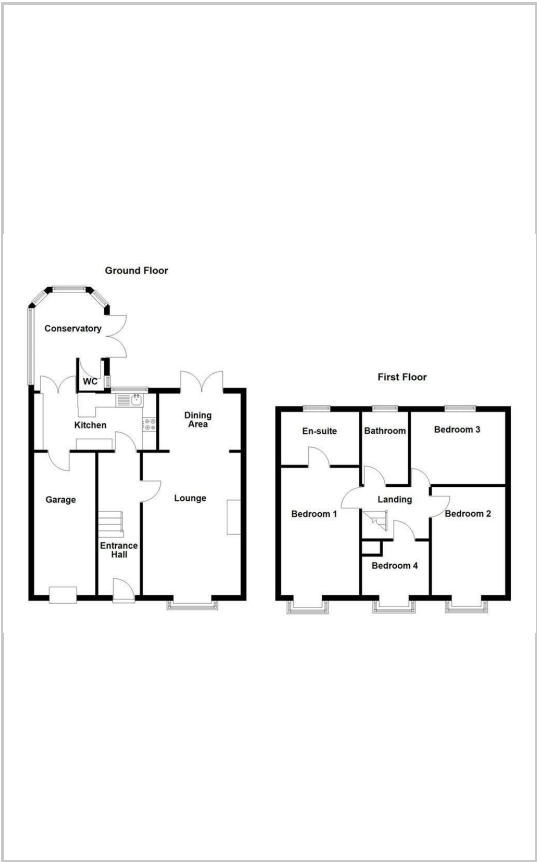
Bedroom Four 9'1 x 8'6 (2.77m x 2.59m)

Bathroom 8'7" x 5'6" (2.64 x 1.68)

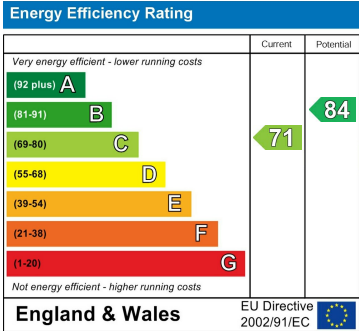
Area Map



Floor Plans



Energy Efficiency Graph



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