GUILDHALL SALES & LETTINGS



13 Dodney Drive

Lea, Preston, PR2 1XR

Offers Over £280,000









This beautifully extended three-bedroom semi-detached home offers a perfect blend of traditional charm and modern living, situated in a popular and peaceful part of Lea. The property features two spacious reception rooms, including a bright bay-fronted lounge complete with a cosy log burner—ideal for relaxing evenings.

To the rear, the heart of the home is a stylish open-plan kitchen diner, thoughtfully extended to create a fantastic space for cooking, dining, and entertaining. From the dining area, patio doors open into a versatile garden room with full electrics, making it a perfect additional living space, home office, or playroom. The ground floor also benefits from a separate utility room and a convenient WC.

Upstairs, there are three well-proportioned bedrooms and a contemporary family bathroom suite, all finished to a high standard. Outside, the private rear garden offers plenty of space for outdoor living and family enjoyment.

Located close to local schools, amenities, and excellent transport links, this attractive and well-maintained family home is ready to move straight into. Viewing is highly recommended.



Ground Floor

Kitchen/Diner 20'0" x 10'2" (6.1m x 3.1m)

Reception Room 13'9" x 10'2" (4.2m x 3.1m)

WC 8'6" x 2'11" (2.6m x 0.9m)

Utility 10'2" x 5'2" (3.1m x 1.6m)

First Floor

Bedroom One 10'5" x 10'5" (3.2m x 3.2m)

Bedroom Two 10'9" x 8'6" (3.3m x 2.6m)

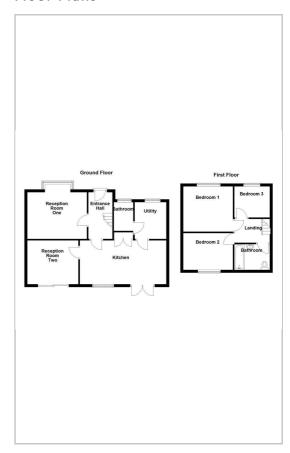
Bedroom Three 8'10" x 7'2" (2.7m x 2.2m)

Family Bathroom 8'2" x 5'2" (2.5m x 1.6m)

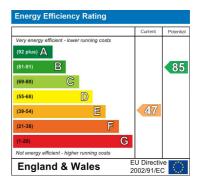
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

441 Blackpool Road, Preston, PR2 2LE

Tel: 01772769999 Email: https://guildhalllettings.co.uk/