



Lea Road, Lea Town, Preston

Offers Over £389,950

Ben Rose Estate Agents are pleased to present to market this immaculate, four-bedroom detached home situated in the village of Lea Town. This stunning family home, built by Storey Homes, offers generous indoor and outdoor space whilst only being a short drive into Preston City centre, providing ample amenities right on the doorstep. There is also easy access to the nearby M6 motorway with direct access to other cities and towns in the area as well as the picturesque Lake District.

Walking through the property, you enter into a reception hall with an open staircase, providing a warm welcome to guests. Internal access to the garage and a convenient WC can be found here. Continuing on the ground floor, you'll discover a spacious front lounge, perfect for relaxing evenings with the family. Towards the rear, the home opens up into a beautiful, open-plan kitchen/dining room/snug. This versatile space boasts integrated appliances including dual ovens, a fridge/freezer, dishwasher, and a wine cooler. A breakfast bar for up to three people adds a touch of modern convenience, while there's ample space for a dining table and a cosy snug area for informal gatherings.

Ascending to the first floor, an open landing leads to four double bedrooms, each offering comfortable accommodation. Both the master bedroom and bedroom two benefit from fitted wardrobes and private ensuites, providing luxurious retreats. A four-piece family bathroom completes the first-floor layout, offering convenience and style for the whole family.

Externally, the property boasts a well-designed exterior. To the front, a driveway provides parking space for two cars, complemented by the convenience of an integrated single garage. Meanwhile, the rear garden offers a delightful space, featuring a generous lawn area and a patio, perfect for outdoor entertaining or simply enjoying the sun.

In summary, this immaculate home offers a perfect blend of contemporary living, spacious accommodation, and convenient location, making it an ideal choice for families seeking both comfort and style.





















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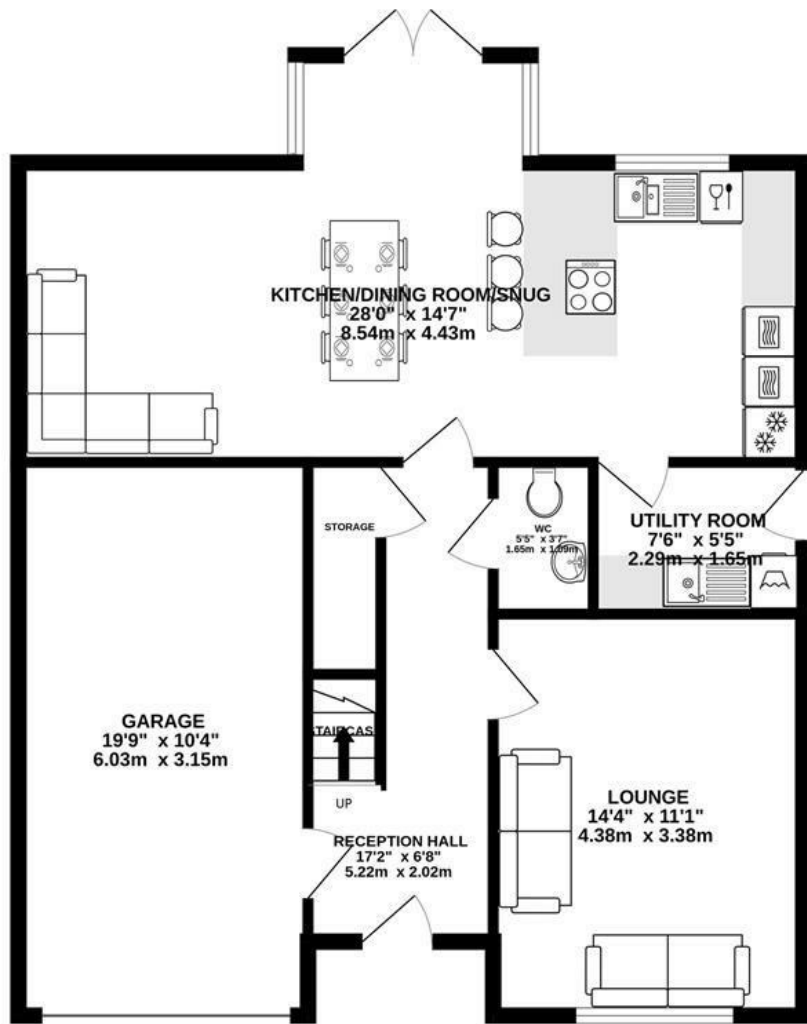


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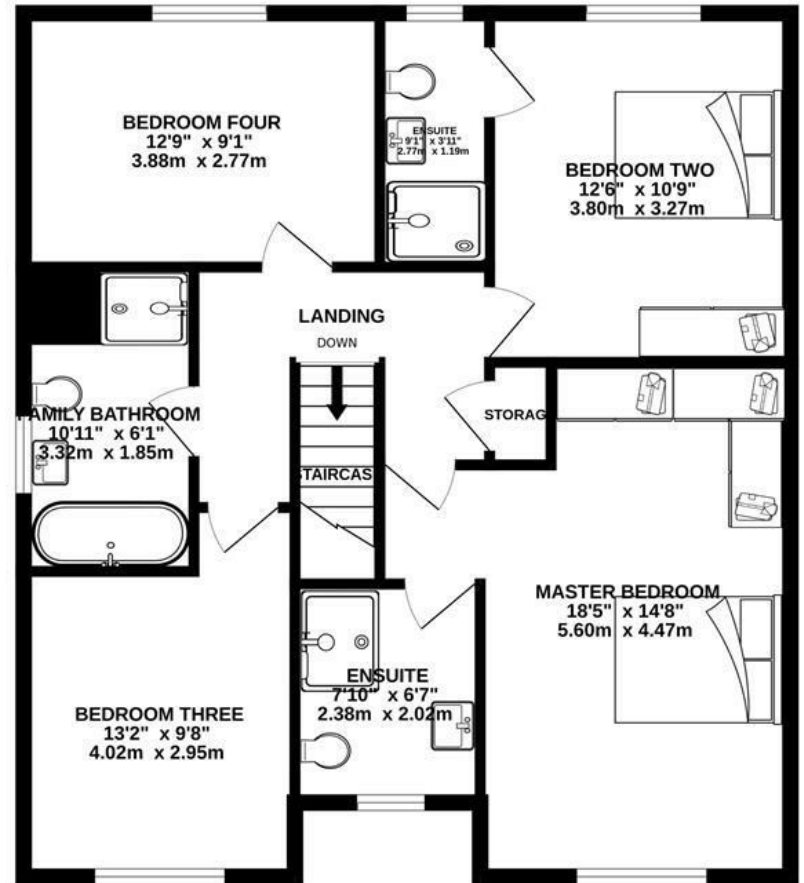


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GROUND FLOOR
869 sq.ft. (80.8 sq.m.) approx.



1ST FLOOR
821 sq.ft. (76.3 sq.m.) approx.

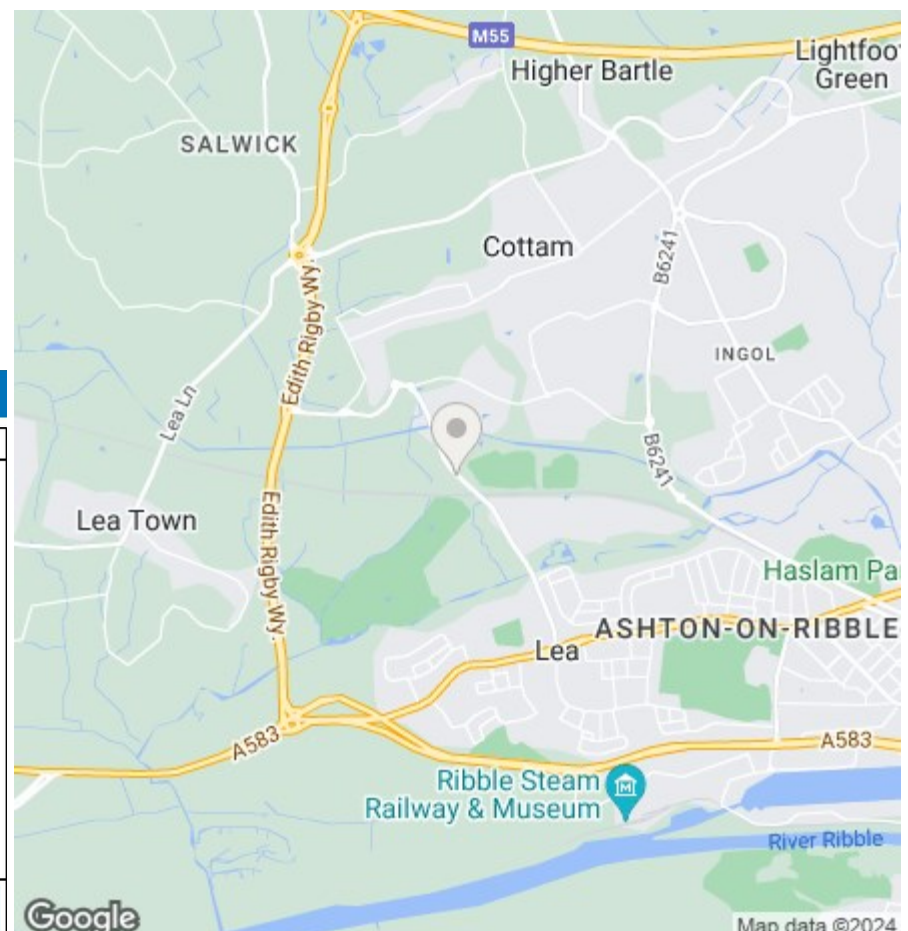


TOTAL FLOOR AREA : 1690 sq.ft. (157.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	84	
(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 (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	