



Leighfield Close, Leyland, PR25 5AQ

£315,000

PRICED TO SELL NOW!!! Modern detached house on end plot with open area to front. Modern specification throughout plus driveway, garage & private gardens. **MUST BE VIEWED!!!**



22 Leighfield Close, Leyland, PR25 5AQ

We are delighted to offer for sale this modern double fronted detached house located on an end plot with open space to the front. The property is located in a popular area with access to amenities and transport links plus within catchment of OFSTED 'Good' Primary and Secondary schools.

The property was constructed in 2017 and still has over 3 years remaining of its new home structural warranty. as you would expect there is gas central heating and PVCu double glazing. There is a modern dining kitchen with appliances plus utility room and contemporary bathroom, en suite and WC. Items of note include fitted wardrobes to bedroom 1, solar panels with reduced cost electricity, French doors to rear plus an alarm. there are ample sockets and media points to the property. The home is ready to move in with flooring and blinds included as fitted.

To the ground floor is an entrance hall, lounge, dining kitchen, utility room and WC. There are 4 well proportioned bedrooms, the master with en suite plus a family bathroom off the first floor landing.

The property is located on an end plot with open space to the front. There are private gardens with lawns and patio plus external tap. There is driveway parking for 3 cars plus a single garage.

Tenure - Leasehold with 992 years remaining
Ground Rent - £225 pa.
Estate Management Fee - £150 pa. Not yet collected
Council Tax - Band E

The property comprises.

GROUND FLOOR

Entrance Hall

With carpets and mat well. Access to store.

Lounge 19'9" x 11'3" (6.02m x 3.44m)

A light dual aspect room with carpets and curtains. French doors leading to garden.

Dining Kitchen 19'7"(max) x 11'7" (max) (5.99m(max) x 3.55m(max))

A light dual aspect room with a comprehensive range of high gloss wall and base units with complimenting laminate worktops and upstands with peninsula unit and stainless steel splash back. With double oven, 5 ring hob, hood, fridge freezer

and dishwasher plus 1.5 sink and mixer tap. With recessed spot lights, floor tiling and window blind.

Utility Room 6'5" x 4'11" (1.97m x 1.52m)

With high gloss units and laminate worktops plus space for washing machine, floor tiling and recessed spot lights.

WC 5'3" x 2'10" (1.61m x 0.88m)

Having contemporary white sanitary ware with tiling, floor tiling and recessed spot lights.

FIRST FLOOR

Landing

With fitted carpets. Access to airing cupboard.

Bedroom 1 11'5"(max) x 11'1"(max) (3.50m(max) x 3.40m(max))

With fitted wardrobes, carpets and curtains.

En Suite 6'4"(max) x 4'11"(max) (1.95m(max) x 1.50m(max))

Having contemporary white sanitary ware with double shower, chrome ladder radiator, recessed spot lights, tiling and vinyl floor.

Bedroom 2 11'11" x 9'10" (3.64m x 3.02m)

With carpets and blinds.

Bedroom 3 10'0"(max) x 9'6"(max) (3.06m(max) x 2.90m(max))

A light dual aspect room with carpets and blinds.

Bedroom 4 10'2"(max) x 8'3"(max) (3.10m(max) x 2.53m(max))

With carpets and blinds.

Bathroom 6'7"(max) x 6'2"(max) (2.02m(max) x 1.88m(max))

Having contemporary white sanitary ware with shower and screen to bath, tiling, chrome ladder radiator, recessed spot lights and laminate flooring.

EXTERNAL

The property is located on an end plot with open space to the front. There are private gardens with lawns and patio plus external tap. There is driveway parking for 3 cars plus a single garage.





