



## Kestrel Close, Leyland, PR25 1FP

£399,995

**\*\* PRICED TO SELL \*\* EXTENDED 4/5 BEDROOM FAMILY HOME \*\* LARGE MODERN OPEN PLAN INTERIOR \*\* TASTEFULLY DECORATED THROUGHOUT \*\* LARGE LANDSCAPED REAR GARDENS \*\* PART CONVERTED GARAGE \*\* NO ONWARD CHAIN \*\***



# 1 Kestrel Close, Leyland, PR25 1FP

This EXTENDED property is located in Leyland, with close proximity to a wide range of local amenities, schools, shopping facilities, food/drink establishments and Buckshaw Hospital. The area also presents excellent transport and road links with the nearby Leyland train station.

## ENTRANCE HALL

Stairs to first floor, doors to ground floor rooms

## 5th BEDROOM RECEPTION ROOM 12'9" x 9'2" (3.9 x 2.8)

Double glazed window, carpet flooring

## EN SUITE

Modern en suite shower room

## LOUNGE AREA 17'4" x 12'1" (5.3 x 3.7)

Double glazed window, carpet flooring

## KITCHEN AREA 14'1" x 12'5" (4.3 x 3.8)

Double glazed window to rear gardens, open plan to family area, fitted with a matching range of floor and wall units with work surfaces over, island unit, ceiling spot lighting

## OPEN PLAN FAMILY AREA 26'6" x 10'5" (8.1 x 3.2)

Double glazed doors to rear gardens, double glazed window to rear gardens, log burner

## FIRST FLOOR LANDING

Loft access, carpet flooring

## MAIN BEDROOM 14'1" x 12'1" (4.3 x 3.7)

Double glazed window, carpet flooring

## EN SUITE

En suite shower room with tiled surrounds

## BEDROOM 10'2" x 6'10" (3.1 x 2.1)

Double glazed window, carpet flooring

## BEDROOM 10'2" x 7'10" (3.1 x 2.4)

Double glazed window, carpet flooring

## BEDROOM 13'9" x 8'10" (4.2 x 2.7)

Double glazed window, carpet flooring

## BATHROOM

Matching white bathroom suite with tiled surrounds

## REAR GARDENS

Large landscaped rear gardens with high degrees of privacy, large patio and artificial lawned area. gated side access, access to utility/garage area

## GARAGE

Up and over door, power and light. part converted





