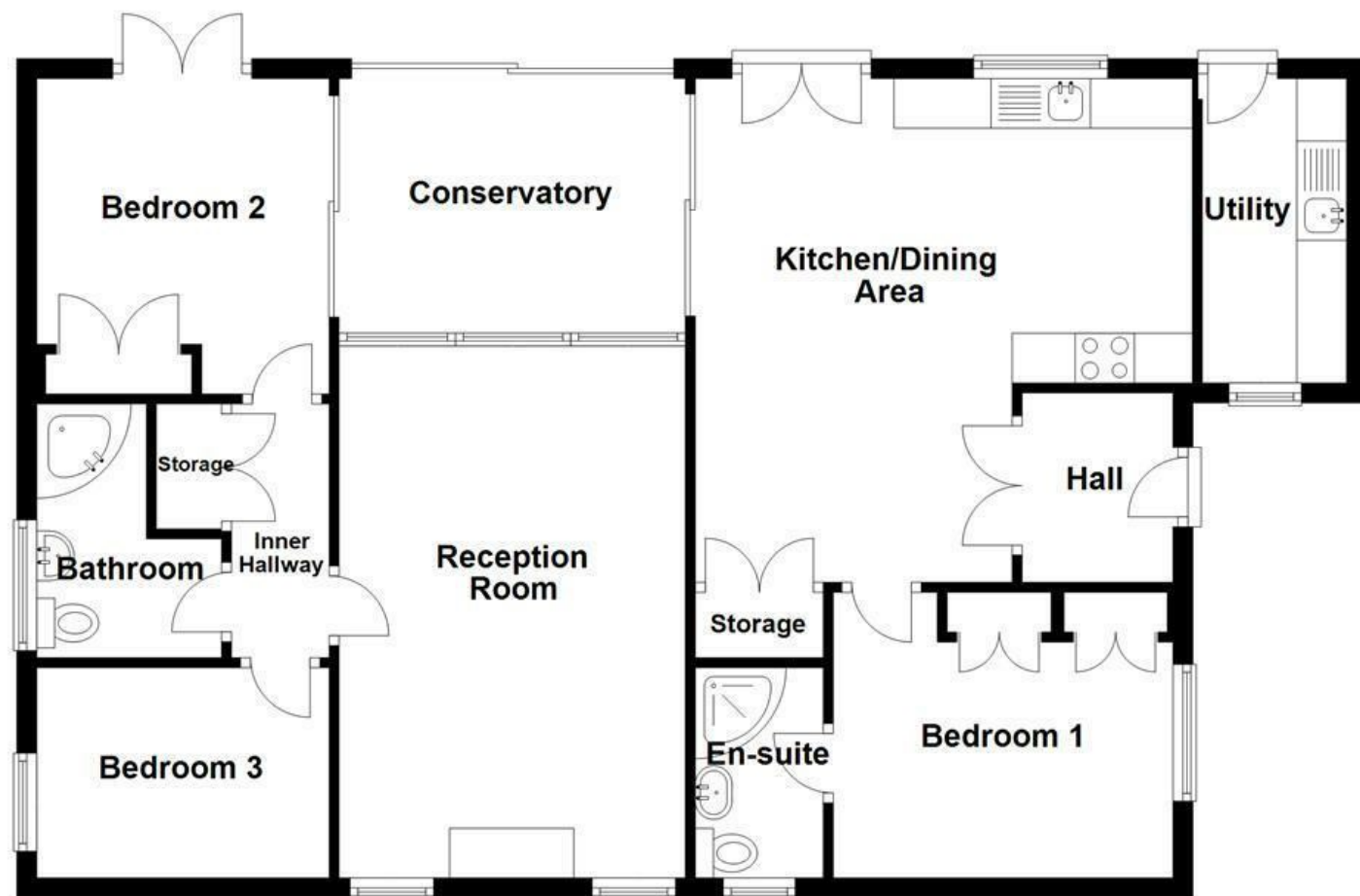


## Ground Floor



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.  
Plan produced using PlanUp.



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

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Spring Meadow, Leyland, PR25 5PQ

### £385,000

A THREE BEDROOM DETACHED BUNGALOW WITH FANTASTIC GARDENS

This three bedroom detached bungalow is being welcomed to the market on a highly sought after estate in Leyland. Benefiting from three generously sized bedrooms, ample living/dining space, as well as a modern fitted kitchen and utility. Also having an enviable rear garden with countryside views - perfect for entertaining! A fantastic property perfect for a couple or growing family looking for their forever home! Situated within walking distance to local bus routes, close by to schools and amenities as well as only a short drive to neighbouring towns.

The property comprises briefly; entrance into a welcoming hallway that has double doors into the kitchen diner. The kitchen is fitted with modern appliances and has doors to the utility, bedroom two, reception room, conservatory, storage and rear garden. The conservatory also has doors to the rear garden and through to the master bedroom. The utility has a door to the rear garden. The second bedroom benefits from an en suite shower room. The reception room has ample space and leads through to the inner hall. The inner hall has doors to the master bedroom, third bedroom, three piece bathroom and storage. The master bedroom has a sliding door to the rear. Externally to the rear of the property is an enclosed laid to lawn garden with bedding areas, flagged patio and hot tub. The front of the property has a block paved driveway and access to the double garage.

Contact our Chorley team for further information or to arrange a viewing. For the latest upcoming properties make sure you follow our socials on Instagram @keenans.ea and Facebook @keenansestateagents



# Spring Meadow, Leyland, PR25 5PQ

£385,000



- Spacious Detached True Bungalow
- Contemporary Fitted Kitchen/Dining Area
- Driveway and Double Garage
- EPC Rating TBC
- Three Bedrooms
- Neutral Decoration
- Tenure Freehold
- Two Bathrooms
- Extensive Rear Garden and Countryside Views
- Council Tax Band E

## Entrance Hall

6'3 x 5 (1.91m x 1.52m )

Composite front door, central heating radiator, coving to ceiling, loft access, wood effect flooring and double doors to kitchen/dining area.

## Kitchen/Dining Area

16'2 x 14'11 (4.93m x 4.55m)

UPVC double glazed window, central heating radiator, range of gloss wall and base units, granite worktops, integrated high rise double oven and microwave, four ring electric hob and extractor hood, glass splashback, composite one and a half bowl sink and drainer with mixer tap, integrated fridge freezer, wood effect flooring, door to utility, UPVC double glazed sliding door to conservatory and UPVC double glazed French doors to rear.

## Utility

9 x 5'4 (2.74m x 1.63m)

UPVC double glazed window, central heating radiator, loft access, range of high gloss wall and base units, marble worktops, stainless steel sink and drainer with mixer tap, space for freezer, plumbing for washing machine, wood effect flooring and UPVC double glazed frosted door to rear.

## Conservatory

9 x 5'4 (2.74m x 1.63m )

UPVC double glazed windows, wood effect flooring, UPVC double glazed sliding door to bedroom one and UPVC double glazed sliding door to rear.

## Bedroom One

11'3 x 9'5 (3.43m x 2.87m )

UPVC double glazed window, central heating radiator, coving to ceiling, fitted wardrobes, wood effect flooring and door to en suite.

## En Suite

11'1 x 4'3 (3.38m x 1.30m )

UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, direct feed corner rainfall shower with rinse head, fully tiled elevations and tiled flooring.

## Reception Room

17'7 x 11'5 (5.36m x 3.48m )

Two UPVC double glazed windows, central heating radiator, exposed beams, television point, cast iron fire with brick surround, four feature wall lights, wood effect flooring and door to inner hall.

## Inner Hall

6'6 x 2'3 (1.98m x 0.69m )

Loft access, wood effect flooring, doors leading to two bedrooms, bathroom and storage.

## Bedroom Two

10'4 x 9'8 (3.15m x 2.95m)

Central heating radiator, coving to ceiling, fitted wardrobes, wood effect flooring and UPVC double glazed French doors to rear.

## Bedroom Three

9'8 x 7 (2.95m x 2.13m)

UPVC double glazed window, central heating radiator and coving to ceiling.

## Bathroom

6'7 x 6'2 (2.01m x 1.88m )

UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, corner double jacuzzi bath with rinse head, spotlights, fully tiled elevations and tiled flooring.

## Exterior

### Rear

Enclosed extensive garden with laid to lawn, flagged patio and bedding areas.

### Front

Laid to lawn garden, block paved driveway and access to double garage.

