



Caton Drive, Leyland

Offers Over £350,000

Ben Rose Estate Agents are pleased to present to the market this deceptively spacious three-bedroom detached bungalow situated in a much sought-after cul-de-sac in Leyland. The property is presented with no chain and has been completely refurbished and modernized to a high standard throughout, creating a comfortable and inviting family home. Ideally located, it is only a five-minute drive to Leyland town centre with its superb local schools, shops, and amenities. There are also fantastic travel links via the nearby M6 and M61 motorways, local bus routes, and Leyland train station. Viewing at your earliest convenience is highly recommended to avoid any potential disappointment.

You enter into the property through the open-plan kitchen/diner. Beautifully finished, the kitchen offers ample worktop space, an integrated oven and hob, space for freestanding appliances, and a convenient breakfast bar. Continuing through the home, you will discover the spacious lounge, featuring an impressive media wall and electric fireplace. From here, you enter the light and airy conservatory at the rear, which offers a versatile space to enjoy the garden, accessible via double patio doors.

Also on this floor are three well-proportioned bedrooms. The master bedroom is particularly spacious, featuring dual aspect windows and an ensuite shower room. Completing the ground floor is a modern four-piece family bathroom.

Moving upstairs, you will find two family rooms that offer versatile options for use as a playroom, games room, office, snug, or additional sitting room, providing residents with ample space to meet various needs and preferences.

Externally, the front of the property boasts a lawn garden alongside a sizable driveway that provides off-road parking for multiple vehicles. The driveway extends to the side of the home, leading to a single detached garage. At the rear is a generously sized garden consisting of a stone patio and laid lawn, offering great seclusion.





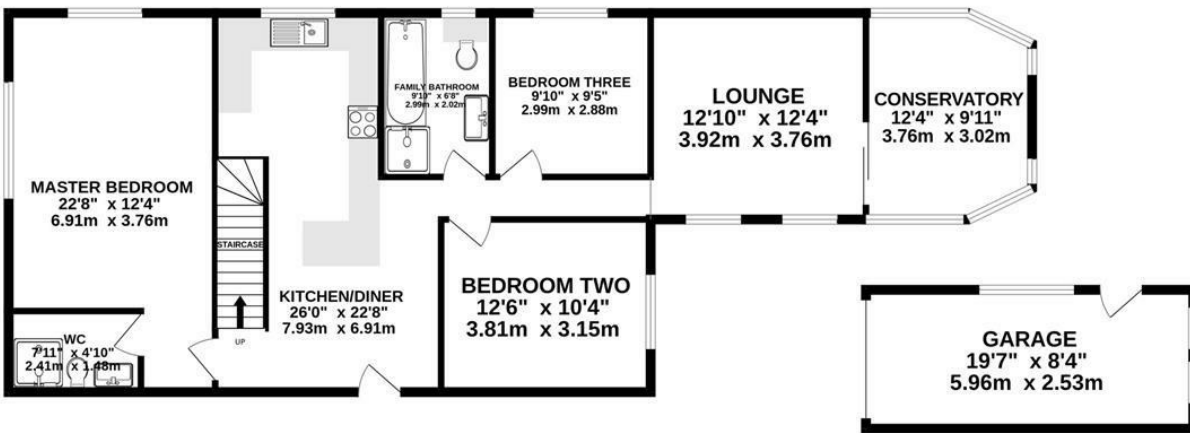




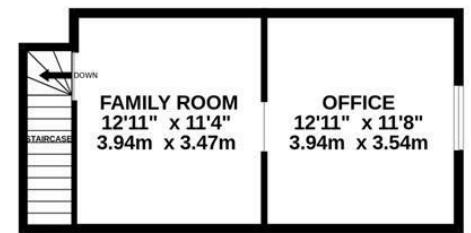




GROUND FLOOR
1306 sq.ft. (121.3 sq.m.) approx.



1ST FLOOR
330 sq.ft. (30.6 sq.m.) approx.

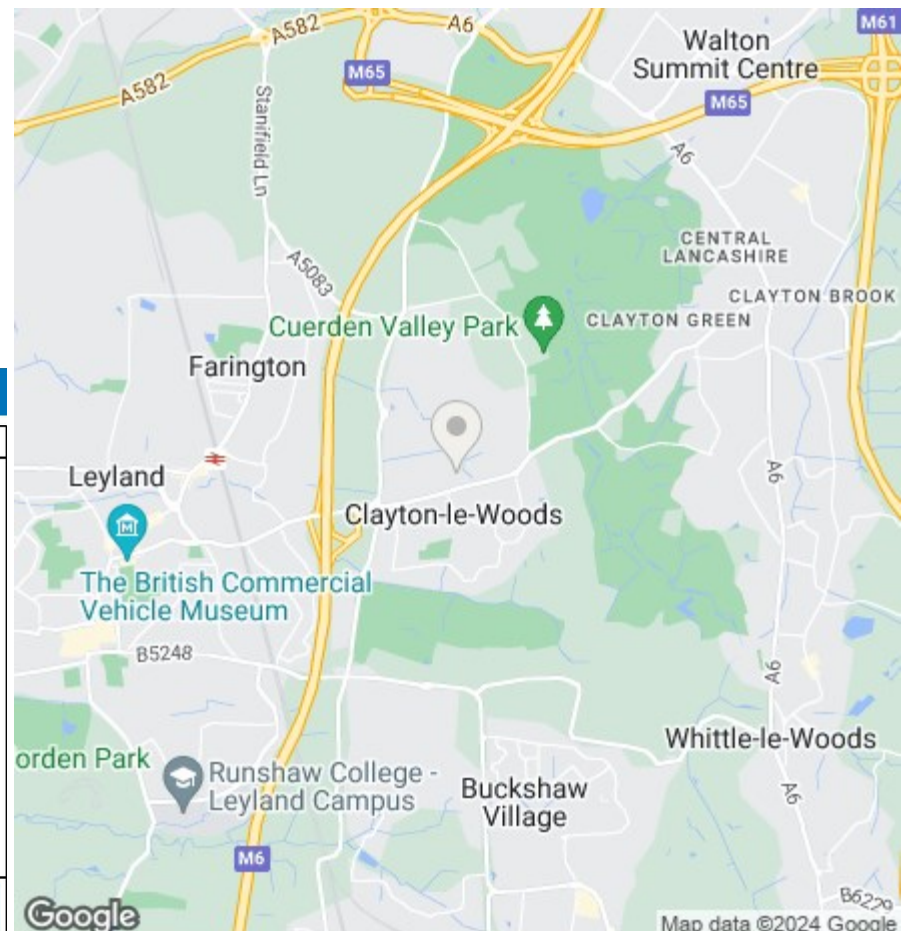


TOTAL FLOOR AREA : 1635 sq.ft. (151.9 sq.m.) approx.

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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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. All measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		53	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) 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	