



Spring Meadow, Leyland

Offers Over £259,995

Ben Rose Estate Agents are pleased to present to market this well presented three-bedroom detached property, situated in a secluded cul-de-sac in Leyland. This beautiful family home offers a perfect blend of modern living and comfort. Nestled in a peaceful neighborhood, the property is ideally located just a short distance from Leyland town centre, with its variety of amenities including supermarkets, schools, and restaurants. Excellent transport links are provided by the nearby M6 motorway, ensuring easy access to surrounding towns and cities. Additionally, the picturesque Cuerden Valley Park is just a short walk away, perfect for outdoor enthusiasts and nature lovers.

Upon entering the property, you are welcomed into the entrance hallway. From here, you step into the open-plan lounge/diner—a spacious and versatile area ideal for family living. This room provides ample space for lounge and dining furniture and offers access to the rest of the ground floor rooms. Adjacent to the dining area, the kitchen features contemporary cabinetry and generous space for freestanding appliances. A single door leads directly to the garden. Back in the lounge/diner, double patio doors open into the extension—a charming garden room currently used as an additional sitting room. This space enjoys plenty of natural light and offers further access to the garden through another set of patio doors. Completing the ground floor layout is the versatile family room, which serves as an excellent space for a home office, snug, playroom or or any other function you require.

Upstairs, you will find three well-proportioned bedrooms, with the master bedroom benefiting from integrated storage. A modern three-piece family bathroom completes this level.

Externally, the front of the home boasts a private driveway with off-road parking for multiple vehicles. The generously sized rear garden features a laid lawn, stone patio, and a raised decking area—perfect for outdoor furniture and entertaining.







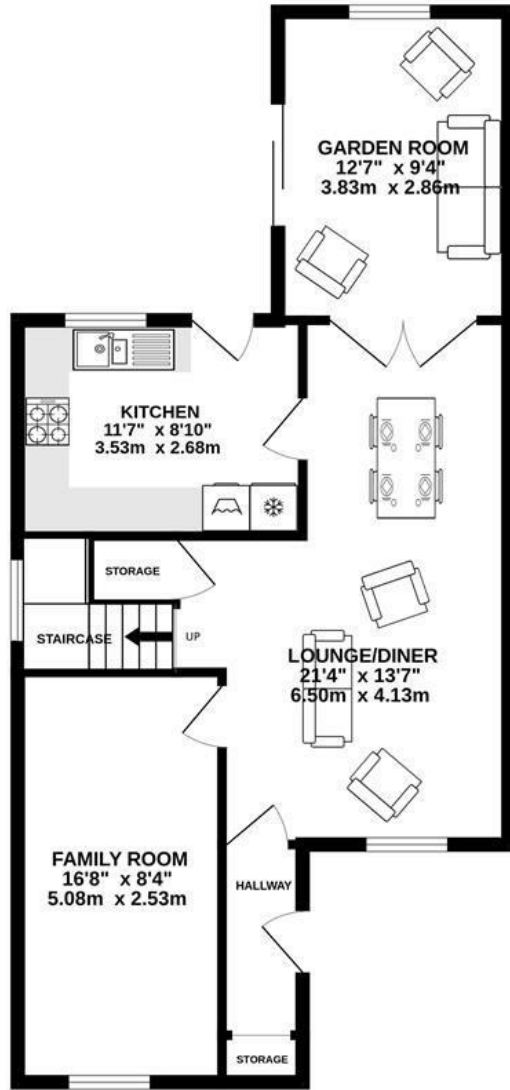




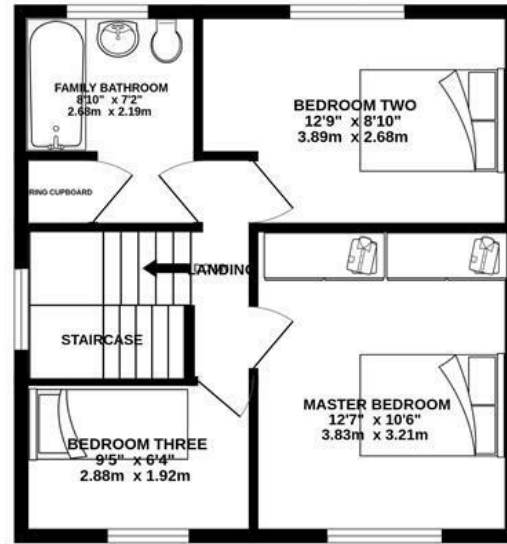


BEN ROSE

GROUND FLOOR
656 sq.ft. (60.9 sq.m.) approx.



1ST FLOOR
426 sq.ft. (39.6 sq.m.) approx.

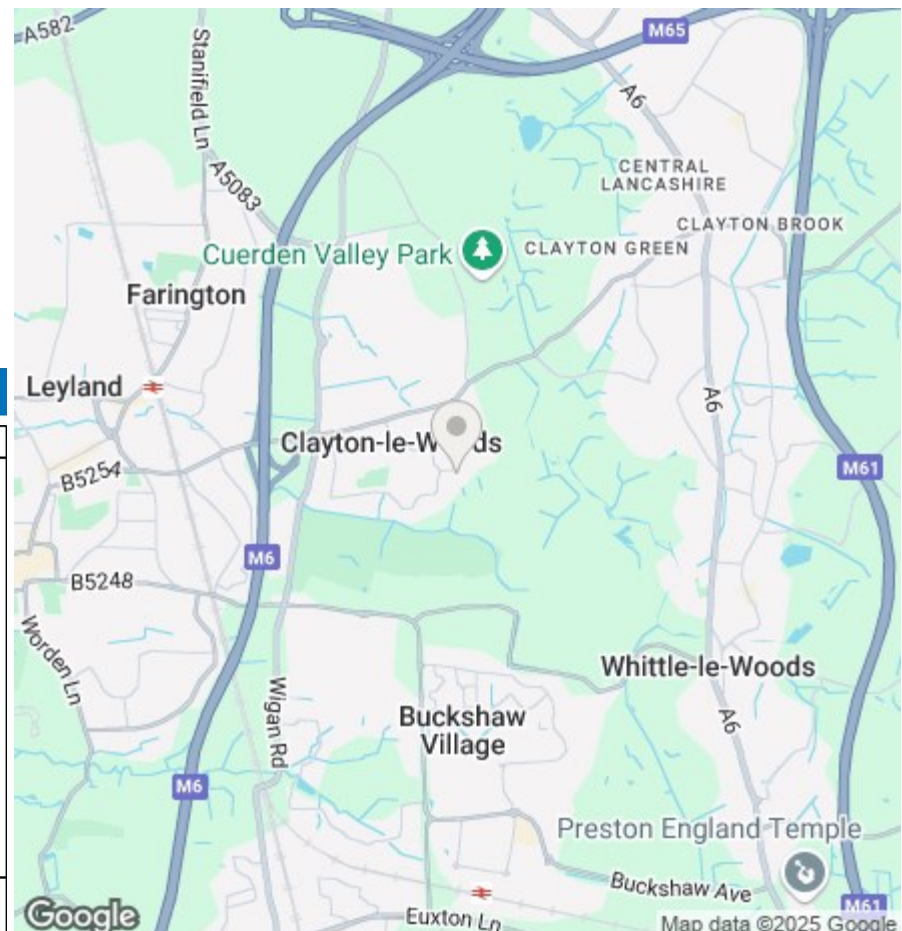


TOTAL FLOOR AREA: 1082 sq.ft. (100.5 sq.m.) approx.

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		
(81-91) 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	

Current rating: **63** (D)

Potential rating: **81** (B)

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	

Current rating: **63** (D)

Potential rating: **81** (B)