



## Maria B Evans Estate Agents Limited

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**534 Leyland Lane, Leyland, PR25 1LA**

**Offers in the region of £495,000**



- Detached, four-bedroom property
- Spacious and inviting spaces throughout
- Extensive parking to the front enclosed by electric gates
- Contemporary open-plan living-dining-kitchen area to the rear
- Two spacious reception rooms
- Two ground floor double bedrooms
- One serviced by a three-piece en suite
- Ground floor four-piece bathroom with matte black accents
- Two further bedrooms to the first floor, both with en suites
- Good-sized rear garden with both lawn and decking areas
- Ornamental pond feature
- Double garage with electric up-and-over doors, power and light
- Warmed by gas central heating with UPVC throughout

A stylish and bright four-bedroom family home, 534 Leyland Lane offers spacious accommodation set across two floors. With two reception rooms, a living-dining-kitchen area, adjacent utility and four bedrooms (three of which are serviced by en suites), this home provides a space for everyone. Outside, the property continues to accommodate with mature flowerbeds and privacy hedging as well as substantial space for parking both to the front, side and rear and is complete with a detached double garage.

### **Welcome home...**

Filled with natural light, the welcoming entrance vestibule encourages the removal of shoes and coats before proceeding into the main entrance hallway. Another bright space, this area enjoys vaulted ceilings with Velux windows overhead. A staircase ascends gracefully to the first floor, whilst the hallway draws you through towards the heart of the home and adjacent living areas. Under the staircase we have a network hub where all the home's Wired Ethernet and home security systems can be found, plus additional useful storage.



### **Stylish Living...**

The spacious reception room can be accessed via elegant oak double doors with glazed insets, offering an inviting and contemporary feel. This space is an ideal setting for home entertainment and cinematic evenings with an integrated sound system to the ceiling, also speckled with recess downlights and framed by atmospheric pelmet lighting. A television point exists to the side whilst the focal point of the room lies in the gas fire facility with a striking black granite hearth and stone mantel around. Generously proportioned, the room provides ample space of furniture and currently comfortably accommodates a study area in addition to its primary use as a living room.





Across the way, a further room with the same double doors opens to reveal another space ideal as a snug or dining room.



The open-plan living-dining-kitchen offers a perfect space for the family to gather. The kitchen is fitted to the first section, with wood effect tiled floor and white wall and base units streamlining the walls which are topped with a black quartz counter. Included in the base units is a Neff gas hob with contemporary extractor fan above, wine chiller and a one-and-a-half bowl sink unit with a swan neck tap over. Opposite, there is space for an American style refrigerator-freezer and a Neff combination microwave and oven. A mixture of both Velux and windows to the rear and side light the space, aided by recess downlights above. Creating the ultimate entertainment area, the kitchen flows naturally into a dining-living space with wood-effect flooring and a television point.



The adjacent utility room is accessed through an oak stable-style door and is equipped with plumbing for an automatic washing machine and a secondary sink unit with an etched drainer to the side.

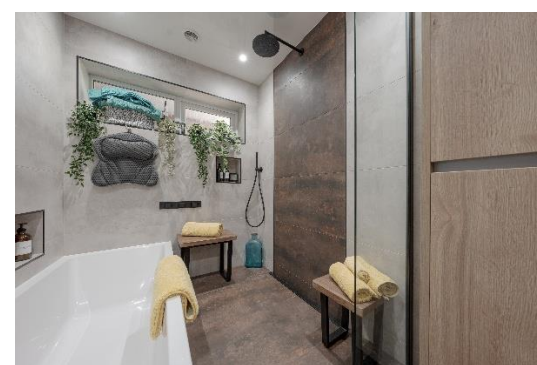


### **Grounded in comfort...**

Blending convenience and style, this property offers two bedrooms to the ground floor, both good-sizes and easily accommodating double beds. These are fitted with a combination of wardrobes and display shelving, finished in a glossy grey colour. One of these bedrooms enjoys its own three-piece, fully tiled en suite, comprising of a cubicle shower enclosed by a glazed door, a vanity wash hand basin, close coupled w.c. and chrome heated towel rail.



The other bedroom is serviced by a stunning, modern family bathroom with matte black accents. The four-piece suite is set a top of a light stone coloured tile to the walls and a contemporary, brown metallic effect tiling to the floor. Thoughtfully designed, the suite offers a wet-room style shower with additional hand shower, facing an inset panel bath, inbuilt Bluetooth audio and mood lighting, providing a serene spa environment to relax. Both facilities benefit from niches for the placement of toiletries. There is a wall-mounted, vanity wash hand basin, close coupled w.c. and black heated towel rail.



## Room for all...

Ascending the stairs, the bright and airy landing gives way to two additional bedrooms both with ample eaves storage and further access to a loft space.

The first is a spacious room with fitted wardrobes along two walls, wrapping around its corner and continuing to the side. This creates a dressing area, with space for a vanity table. There is ample space for a large bed, along with a television point and Velux windows with blackout blinds. The fully tiled en suite benefits from a corner shower enclosed by glazed sliding doors, a claw-foot roll top bathtub, vanity wash hand basin, close coupled w.c., chrome heated towel rail and Velux windows with blackout blinds.



The second bedroom is also a good-sized room, with Velux windows, fitted wardrobes and a television point. It is served by a similarly styled, fully tiled en suite to include a shower with glazed doors, vanity wash hand basin, close coupled w.c., chrome heated towel rail and Velux windows.



## Garden Delights...

The generously sized garden is thoughtfully divided into various zones for seating and other purposes. A large timber gate secures the side of the property as the driveway extends to the rear, offering additional parking and access to the detached double garage with electric up-and-over doors, power and light. Attached to the garage, a further outbuilding is equipped with a w.c. and wash hand basin, accessed through a UPVC door. There is also further space for storage in a sizeable timber shed with two separate sections with power and light, adjacent.





Further attractive features include; a patio area perfect for outdoor loungers and seating, a raised decking space area enclosed by timber fencing with power, and an area laid to lawn. A timber arch and low gate opens into a shale section, laid with raised beds and container planting whilst also providing space for further storage. The garden is finished with external lighting and a water tap.



**Viewing is strictly by appointment through Maria B Evans Estate Agents**

**We are reliably informed that the Tenure of the property is Freehold**

**The Local Authority is South Ribble Borough Council**

**The EPC rating is C**

**The Council Tax Band is E**

**The property is served by mains drain**

**Please note:**

Room measurements given in these property details are approximate and are supplied as a guide only. All land measurements are supplied by the Vendor and should be verified by the buyer's solicitor. We would advise that all services, appliances and heating facilities be confirmed in working order by an appropriately registered service company or surveyor on behalf of the buyer as Maria B. Evans Estate Agency cannot be held responsible for any faults found. No responsibility can be accepted for any expenses incurred by prospective purchasers.

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