



Lincoln Drive, Buckshaw Village, Chorley

Offers Over £309,995

Ben Rose Estate Agents are pleased to present to market this beautifully presented four-bedroom detached family home, located in the sought-after Buckshaw Village. Nestled in a quiet cul-de-sac, this property offers a peaceful yet convenient lifestyle with excellent transport links and amenities nearby. Buckshaw Village benefits from a range of local shops, eateries, and well-regarded schools, making it an ideal location for families, especially with the Methodist Primary School located at the end of the road. The area is well-connected, with Buckshaw Parkway train station providing easy access to Manchester and Preston, and the M6 and M61 motorways just a short drive away. Chorley and Leyland town centres are also within close proximity, offering additional amenities and leisure facilities.

Upon entering, you are welcomed by a bright and spacious reception hall that sets the tone for the rest of the home. To the front, the generous lounge provides a comfortable space for relaxing or entertaining, with ample natural light flooding through its large front facing window. The heart of the home lies in the open-plan kitchen/diner at the rear, a perfect hub for family life. The kitchen features an integrated oven, space for freestanding appliances, and room for a large family dining table. Patio doors lead directly to the garden, seamlessly blending indoor and outdoor living. Completing the ground floor is a convenient WC and internal access to the garage, providing additional practicality.

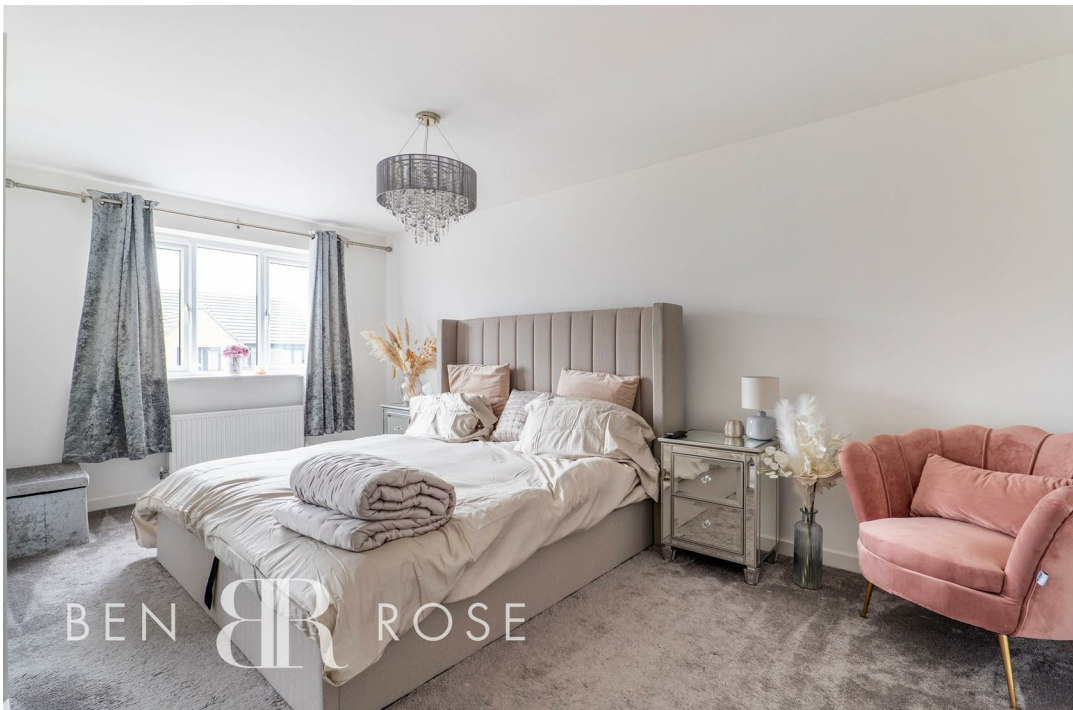
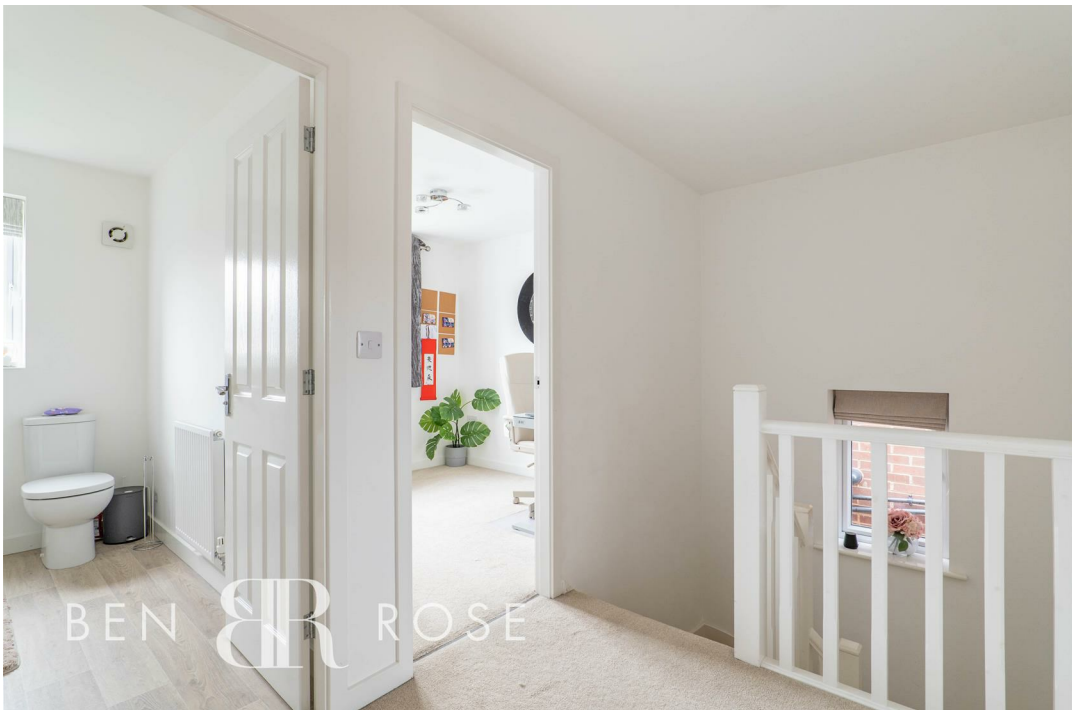
Moving to the first floor, an open landing leads to four well-proportioned double bedrooms, each offering ample space for storage and personalisation. The master bedroom boasts a private en-suite shower room, adding a touch of luxury to the space. The remaining three bedrooms are serviced by a modern three-piece family bathroom, ensuring comfort and convenience for all members of the household.

The exterior of this home is equally impressive, starting with a driveway at the front that accommodates two vehicles and leads to the single integrated garage. To the rear, the generous garden primarily features a lawn and patio area, offering a secure and versatile space for children to play or for hosting family gatherings.

This stunning property is the perfect family home, combining modern living with a prime location in Buckshaw Village.







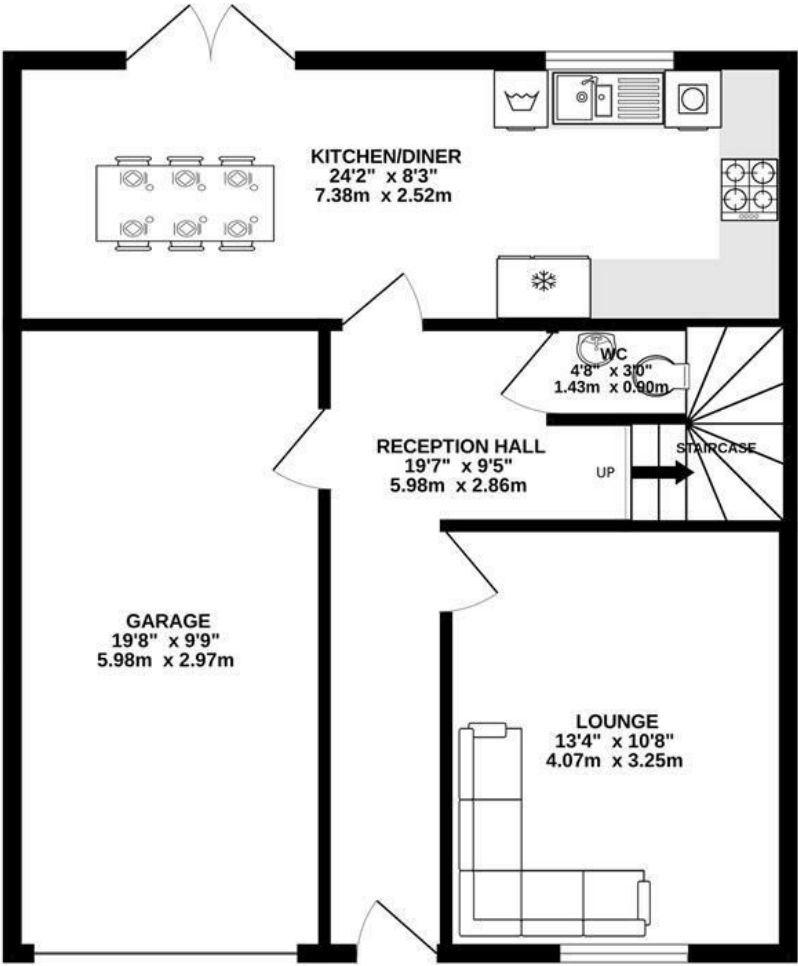




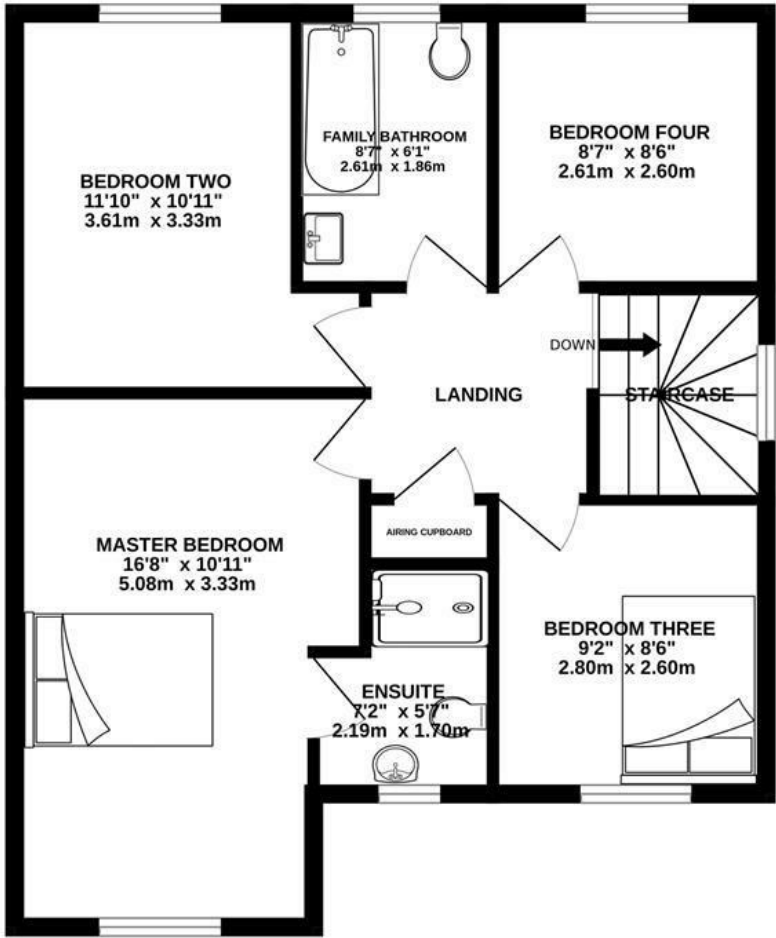


BEN ROSE

GROUND FLOOR
675 sq.ft. (62.7 sq.m.) approx.



1ST FLOOR
610 sq.ft. (56.7 sq.m.) approx.




TOTAL FLOOR AREA : 1285 sq.ft. (119.4 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	79	89
(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
		

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 