



## Leighfield Close, Leyland

**Offers Over £375,000**

Ben Rose Estate Agents are pleased to present to market this well presented four-bedroom detached home, located in a sought-after residential area of Leyland. Perfect for families, it offers an abundance of indoor and outdoor space, perfect for modern living. The property is conveniently situated just a short drive from Leyland town centre, where you'll find superb local schools, supermarkets, and amenities. It also benefits from fantastic travel links, with easy access to the nearby train station and the M6 and M61 motorways. Early viewing is highly recommended to avoid disappointment.

Stepping into the property, you are welcomed by a bright entrance hallway, where a staircase leads to the upper level. To the right, you'll find a spacious lounge featuring a beautiful bay window that overlooks the front aspect. Continuing through, you enter the open-plan kitchen and dining area at the rear. This generously sized space boasts a contemporary fitted kitchen with integrated appliances, including a fridge, freezer, oven, hob, and dishwasher. There is ample room for a large family dining table, and double patio doors open to the rear garden.

Adjacent to the kitchen/diner, a practical utility room provides additional space for freestanding appliances, with a single door leading to the garden. Completing the ground floor layout is a convenient WC, accessible from the entrance hallway.

Upstairs, the property offers four well-proportioned bedrooms. The master and second bedroom both benefit from en-suite shower rooms, while the master also includes integrated storage. A stylish three-piece family bathroom, complete with an over-the-bath shower, serves the remaining rooms.

Externally, the front of the property features a private driveway with off-road parking for two vehicles, leading to a single attached garage with an up-and-over door. At the rear, a generously sized garden includes a flagged patio, faux lawn, and a raised decking area—perfect for outdoor furniture and enjoying the outdoors.





































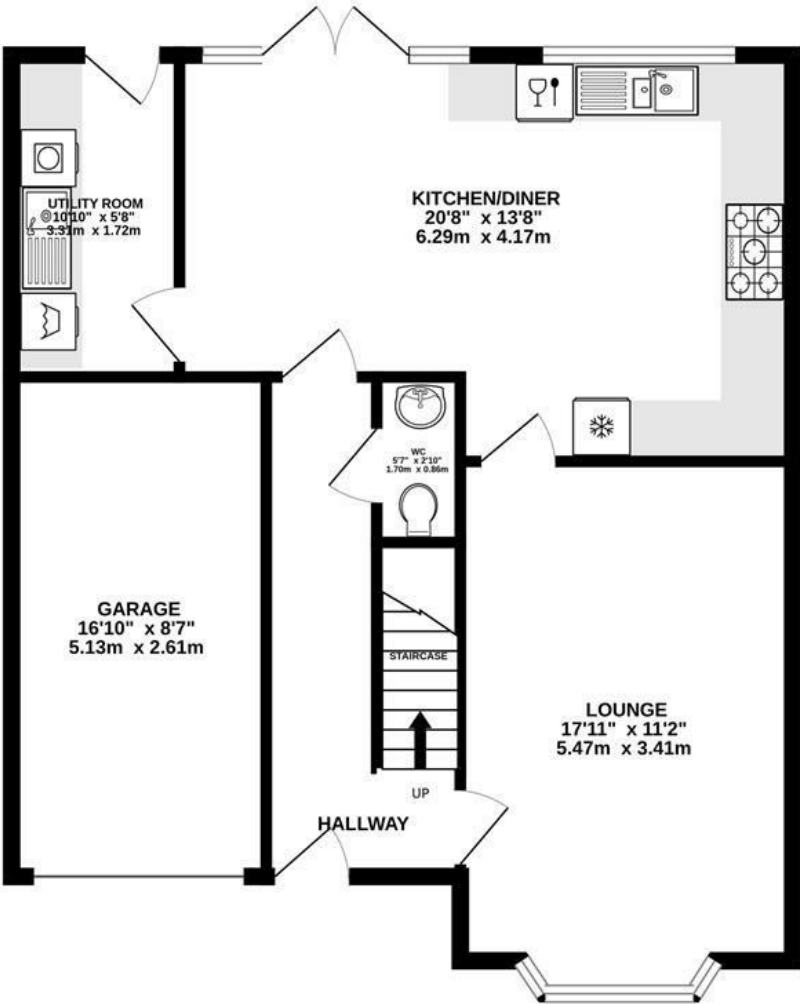




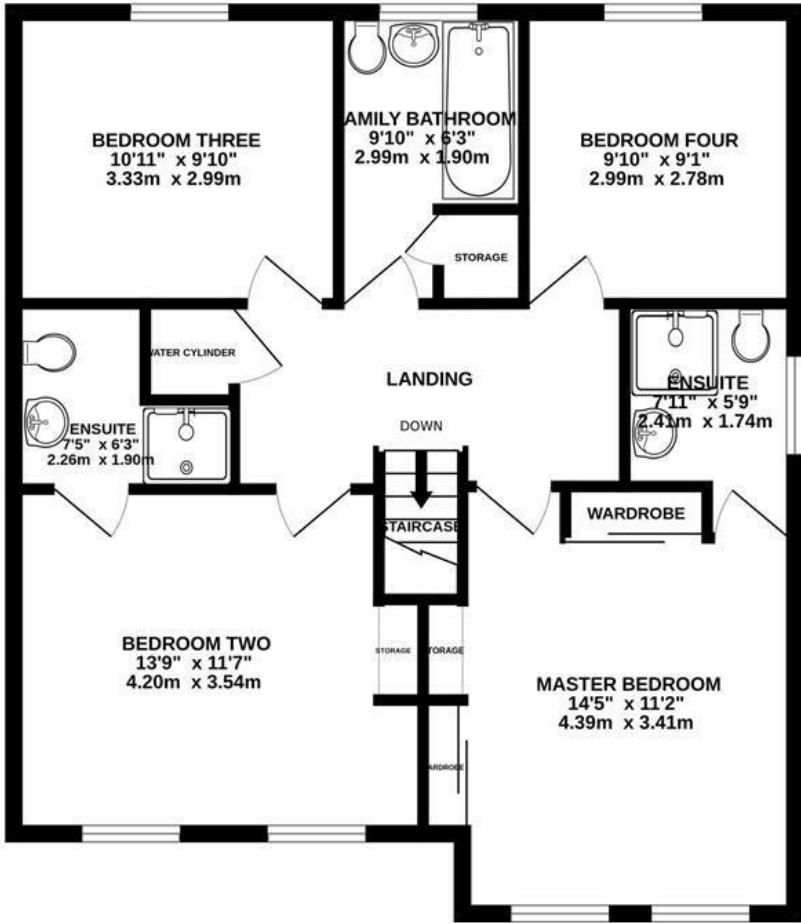


# BEN ROSE

GROUND FLOOR  
765 sq.ft. (71.1 sq.m.) approx.



1ST FLOOR  
757 sq.ft. (70.4 sq.m.) approx.



TOTAL FLOOR AREA : 1523 sq.ft. (141.5 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	84	86
(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 <sub>2</sub> ) Rating			
	Current	Potential	
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales			EU Directive 2002/91/EC 

