

GUILDHALL

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4 The Pines

, Leyland, PR26 7AP

Offers Over £350,000



Nestled in the desirable area of The Pines, Leyland, this impressive five-bedroom detached family home offers a perfect blend of comfort and modern living. As you enter, you are greeted by a welcoming open plan kitchen and living room, ideal for family gatherings and entertaining guests. The spacious layout allows for a seamless flow between the kitchen and living areas, creating a warm and inviting atmosphere.

In addition to the open plan space, the property boasts a separate lounge, providing a quiet retreat for relaxation or family movie nights. The master bedroom features an en-suite bathroom, ensuring privacy and convenience for the homeowners. With a total of two well-appointed bathrooms, this home caters to the needs of a growing family.

Outside, the property benefits from a driveway that accommodates parking for two vehicles, adding to the convenience of daily life. The surrounding area is known for its friendly community and excellent local amenities, making it an ideal location for families.

This detached house is not just a home; it is a sanctuary where cherished memories can be made. With its generous living spaces and thoughtful design, this property is sure to appeal to those seeking a comfortable and stylish family residence in Leyland.



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Hall

UPVC double glazed frosted door, smoke alarm, stairs to first floor, doors to reception room 1 and bedroom 5.

Reception Room

UPVC double glazed box bay, central heating radiator, coving, double doors to kitchen.

Kitchen

4 x Spot light points, central heating radiator, tiled splash back, extractor hood, shaker style wall and base units, wood worktops, 4 ring electric hob, double electric oven, Porcelain single sink with mixer tap, built-in microwave, plumbing for dishwasher, space for fridge freezer, island, laminate floor, open to reception room 2.

Reception Room 2

7 x Spot light points, 7 x UPVC double glazed windows, 2 x UPVC double glazed French doors to rear, coving, central heating radiator, laminate door to utility.

Utility

Shaker wall and base wood effect laminate units, stainless steel sink with mixer tap, plumbing for washing machine, Worcester Combi boiler, door to bedroom 5, WC, kitchen and laminate floor.

WC

UPVC double glazed central heating radiator, dual flush WC, wall mounted sink with mixer tap, laminate floor.

Bedroom 5

UPVC double glazed window, door to hall.

Rear Garden

Lawn, door to hallway, store, outbuilding, 2 x sheds.

Front Garden

Paving, stones, tarmac driveway.

Landing

Smoke alarm, loft access, storage cupboard, stairs to ground floor, doors to bedrooms 1-4 and bathroom.

Bathroom

UPVC double glazed window, central heating towel radiator, extractor fan, 4 x spot light points, half tiled to complement, wall mounted dual flush WC, wall mounted sink with mixer tap, bath with mixer tap and rinse, tiled floor.

Bedroom 1

UPVC double glazed window, central heating radiator, coving, laminate floor.

En-Suite

UPVC double glazed window, 5 x spot light points, half tiled to complement, single main feed shower, wall mounted sink with mixer tap, floor mounted dual flush WC, central heating towel radiator, tiled floor open to bedroom 1.

Bedroom 2

UPVC double glazed window, central heating radiator, laminate floor, storage cupboard.

Bedroom 3

UPVC double glazed window, central heating radiator.

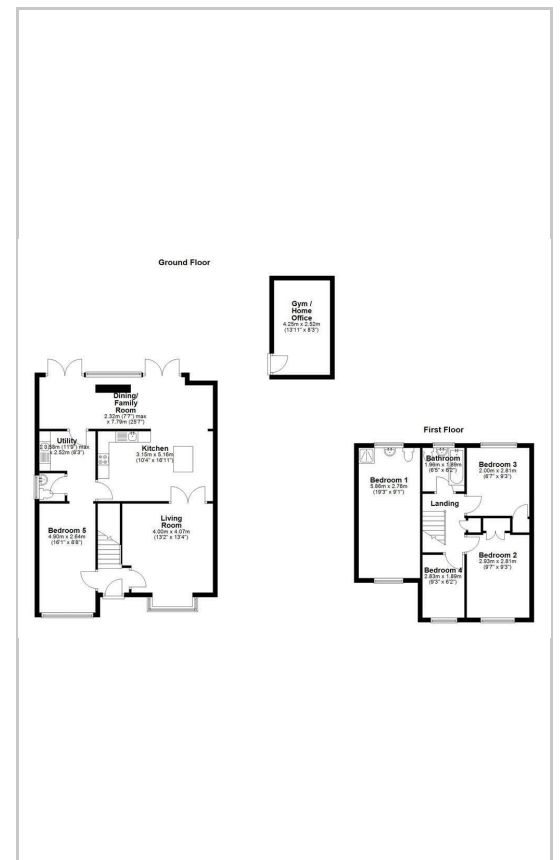
Bedroom 4

UPVC double glazed window, central heating radiator, storage cupboard.

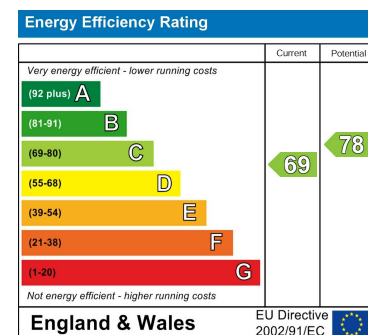
Area Map



Floor Plans



Energy Efficiency Graph



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