
HOME TRUTHS
Ringlet Road, Leyland
PR25 1EJ







Fabulous modern end mews property, beautifully presented and thoughtfully designed, occupying a quiet cul-de-sac position in a sought-after location overlooking a wildlife area. Within easy reach of town centre amenities, schools, colleges and the beautiful Worden Park, this is a first-class home offering contemporary living in a particularly appealing setting. The driveway provides parking for two vehicles and leads to the EV charging point and main entrance. Step into the welcoming hallway, with a handy cloakroom off comprising wash hand basin and wc. The spacious living room is positioned to the front, whilst to the rear the dining kitchen provides an excellent space for everyday living and entertaining, with patio doors opening onto the garden. The kitchen comprises a range of wall and base units with integrated appliances including induction hob, double electric oven and grill, refrigerator and freezer. The Ideal Logic central heating boiler is also housed here, with additional space, power and plumbing for appliances. Step outside into the private west-facing garden, with sun terrace and lawn providing the perfect place to relax and entertain, together with a useful shed for additional storage. Back inside, stairs lead to the first floor landing. The principal bedroom is positioned to the front, enjoying views over the wildlife area, and benefits from a spacious en suite comprising bath with screen and mixer shower over, floating wash hand basin, wc and ladder heated towel rail. To the rear, bedroom two overlooks the garden and also benefits from its own en suite, comprising mixer shower in cubicle, wc, floating wash hand basin and ladder heated towel rail.

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Council Tax band: B

Tenure: Freehold

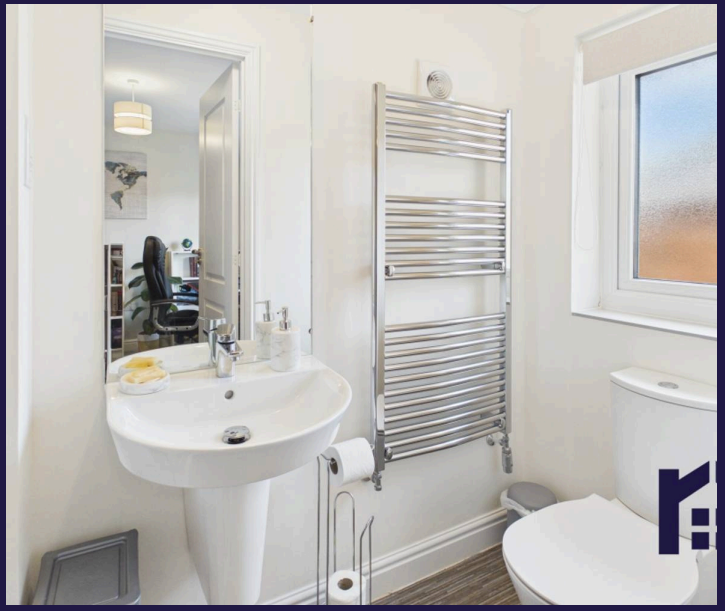
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:

- Delightful end modern mews
- Two double bedrooms
- Two en suites
- West facing garden
- Virtual tour
- Parking and EV charging point







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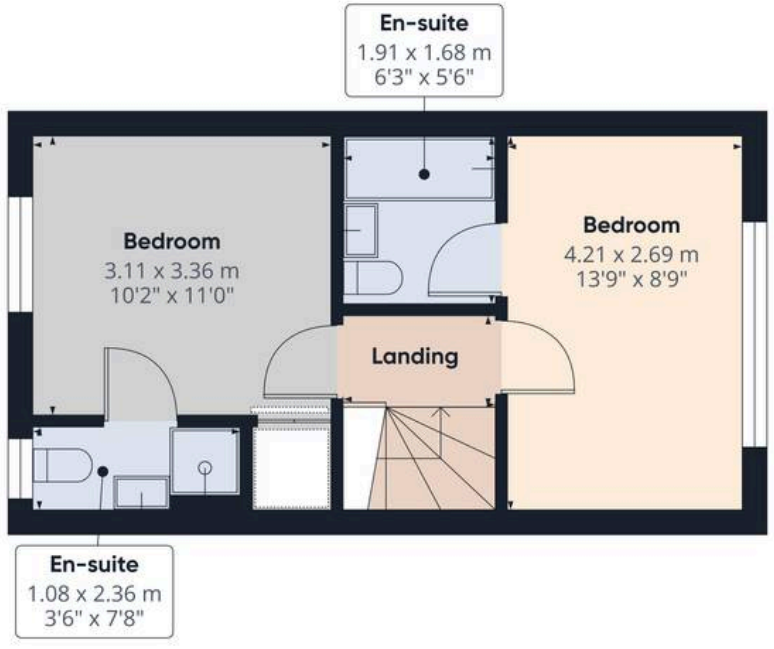
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Floor 1





Floor 2

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Approximate total area(1)

60.3 m²

649 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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