



Lyndale Close, Leyland

Offers Over £350,000

Ben Rose Estate Agents are pleased to present to the market this spacious and well-maintained four-bedroom detached property, located in a quiet and highly desirable cul-de-sac in Leyland. This charming family home, offered with no onward chain, provides versatile living space throughout and benefits from a peaceful setting with no overlooking neighbours to the front or rear. Ideally situated, the property is just a five-minute drive from Leyland town centre, which offers a variety of local shops, superb schools, and essential amenities. The location is perfect for commuters, with excellent travel links including nearby access to the M6 and M61 motorways, as well as Leyland train station and convenient local bus routes. Scenic parks and open spaces are also within easy reach, adding to the appeal of this delightful home.

Upon entering the home, you are greeted by a spacious entrance hall that provides access to all ground floor rooms. The generously sized lounge, located at the front of the property, features a beautiful bay window that floods the room with natural light and a cozy gas fireplace, perfect for relaxing evenings. Continuing down the hall, you'll find the sitting/dining room, offering ample space for a large dining table and providing direct access to the rear garden through sliding doors. Adjacent to this is the well-sized WC/utility room, which comfortably accommodates a washer/dryer. The kitchen/breakfast room is fitted with ample wall and base units, a breakfast bar for four, and space for freestanding appliances, with access to the rear yard. Completing the ground floor is the integral garage, accessed externally from the front, offering potential for conversion into additional living space, and valuable storage beneath the stairs.

Moving to the first floor, the property boasts four double bedrooms, each generously proportioned to accommodate family living. The master bedroom is particularly spacious, while bedroom four benefits from built-in storage, adding to the practicality of the home. A convenient airing cupboard is located off the landing, providing additional storage. The family bathroom is fitted with a three-piece suite and an over-the-bath shower, ideal for busy households. With the ground floor already extended, there is further potential to extend the first floor, offering scope for future development.

Externally, the property features a driveway with space for two cars, leading to a single integral garage. The front garden is designed for low maintenance, ensuring it remains neat and tidy year-round. To the rear, a well-sized garden awaits, primarily laid to lawn with some paved areas, perfect for outdoor seating and entertaining. The garden's privacy, not being overlooked, creates a serene environment for family activities or quiet relaxation.

This beautiful home, thoughtfully extended on the ground floor, is a must-see for those seeking space, privacy, and future potential in a peaceful setting.













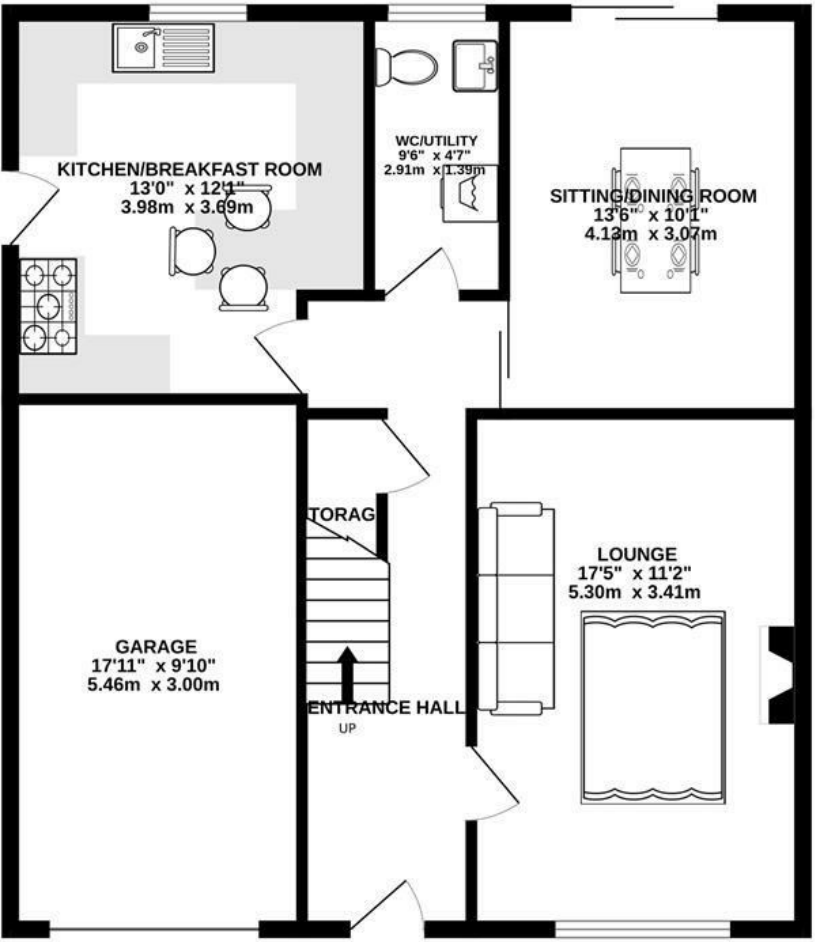




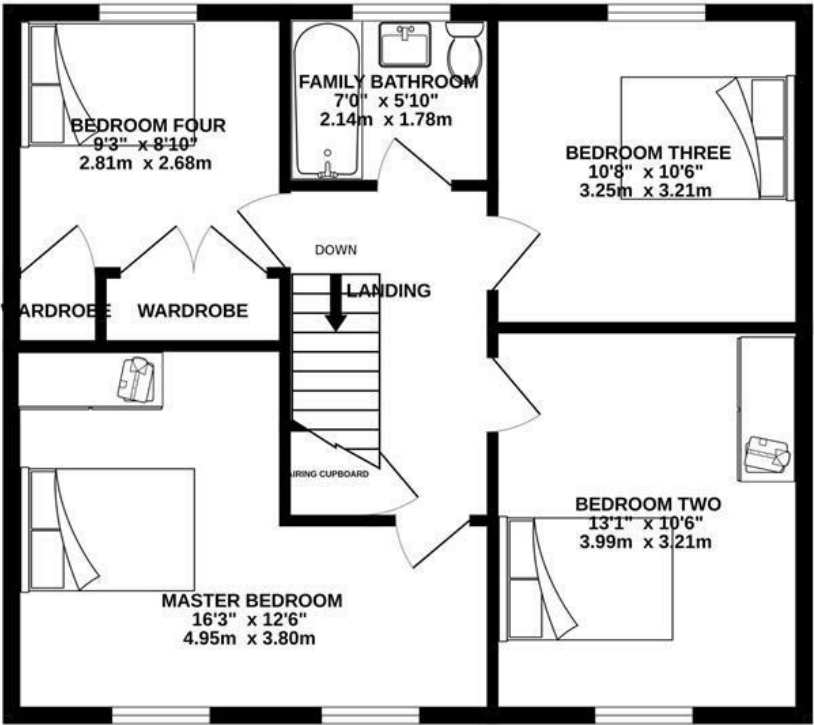




GROUND FLOOR
824 sq.ft. (76.6 sq.m.) approx.



1ST FLOOR
635 sq.ft. (59.0 sq.m.) approx.



TOTAL FLOOR AREA : 1459 sq.ft. (135.6 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	67	80
(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 CO2 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 CO2 emissions		
England & Wales		
EU Directive 2002/91/EC		