



## Dunkirk Lane, Leyland

**Offers Over £400,000**

Ben Rose Estate Agents are pleased to present to market this beautifully renovated and deceptively spacious four/five-bedroom detached home, ideal for modern family living and located in a highly sought-after area of Leyland. Thoughtfully upgraded throughout, the property offers a versatile layout and an excellent blend of stylish finishes and practical features. Leyland provides superb local amenities including reputable schools, shops, parks and leisure facilities, while excellent travel links are close at hand — with Leyland train station, regular bus routes, and convenient access to the M6, M61 and M65 motorways. Nearby towns and cities such as Preston, Chorley and Manchester are also easily reachable, making this an excellent location for commuters and families alike.

Stepping through the reception hall, you are greeted with a welcoming space that features the staircase rising to the first floor and a convenient WC. To the front, the spacious lounge spans the full length of the home, offering a wonderful dual aspect with views to both the front and rear. This room flows effortlessly into the bright and airy orangery — a stunning addition to the property — complete with a striking lantern ceiling, contemporary media wall and French doors that open directly onto the garden. Back through the hall, you will find a separate family room offering excellent versatility, ideal as a playroom, home office or even a fifth bedroom if needed. Completing the ground floor is the modern fitted kitchen/diner, finished with integrated appliances including a dishwasher, washing machine, hob and ovens. A breakfast bar and dedicated dining area make this a perfect social hub for the whole family.

To the first floor, a large landing provides access to four well-proportioned bedrooms. The master bedroom benefits from fitted wardrobes and a stylish three-piece en-suite shower room. The remaining bedrooms are served by the contemporary family bathroom, finished with a modern three-piece suite and an over-the-bath shower.

Externally, the property is approached via a fenced and gated frontage that leads directly to the front door. To the rear, you will find a beautifully landscaped garden designed for both relaxation and entertaining, featuring multiple seating areas, a decking area and a generous artificial lawn. The former garage has been cleverly converted into a superb bar with bi-folding doors, seamlessly blending indoor and outdoor spaces — perfect for hosting gatherings. Behind the bar is an additional covered outdoor bar area, offering further versatility. Beyond the garden lies a driveway with parking for up to two cars, while the garage can be converted back to its original use if required.

Overall, this is a fantastic family home offering style, space and flexibility in a brilliant location.





































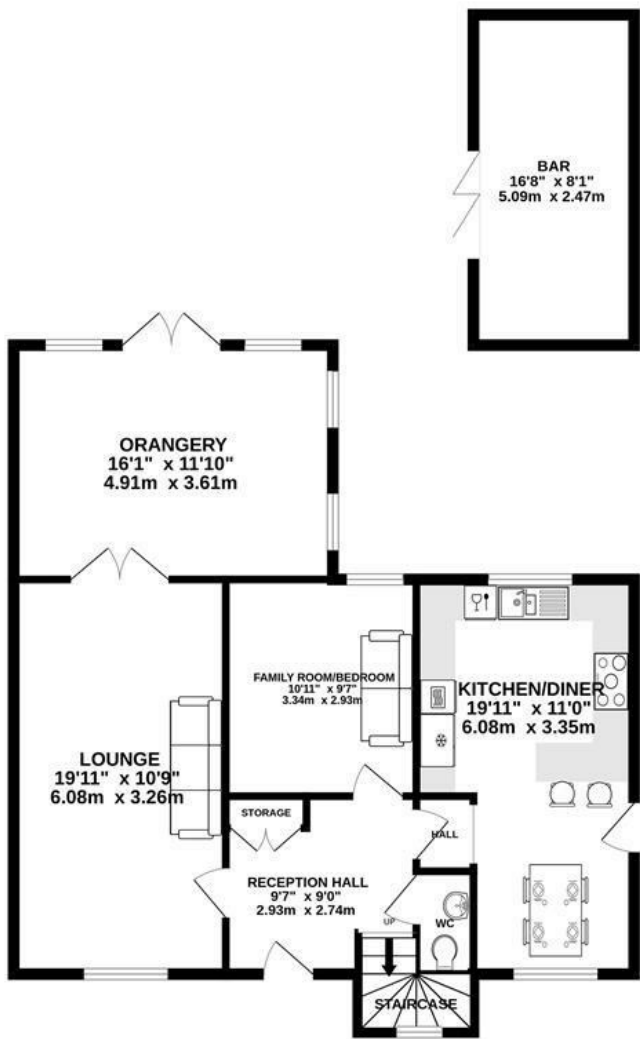




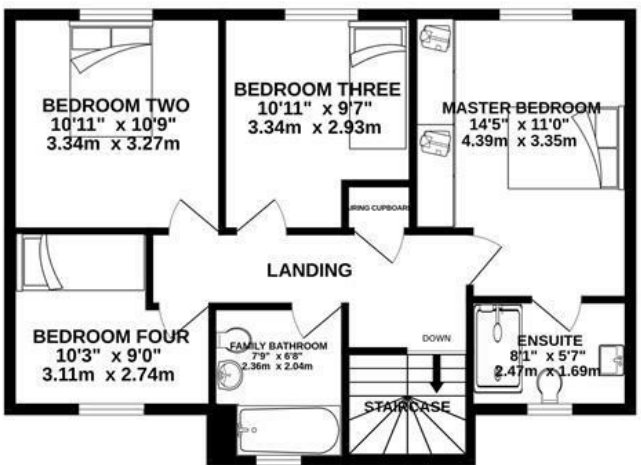


# BEN ROSE

GROUND FLOOR  
968 sq.ft. (89.9 sq.m.) approx.



1ST FLOOR  
655 sq.ft. (60.9 sq.m.) approx.




TOTAL FLOOR AREA : 1623 sq.ft. (150.8 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	76	80
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 