



Lancaster lane, Leyland

Offers Over £500,000

Ben Rose Estate Agents are pleased to present to market this impressive four-bedroom detached bungalow, situated in Leyland, Lancashire. Offering generous and versatile accommodation, a stunning country-style interior and a substantial and private 200ft garden offering a unique space uncommon in the local area. This wonderful home is ideally suited to families seeking spacious single-storey living without compromising on comfort or character. The property also benefits from an excellent energy efficiency rating, solar panels and a range of inviting living spaces, making it an appealing choice for those looking to combine modern practicality with a more traditional homely feel. Conveniently positioned within Leyland, the property is well placed for a variety of local amenities, including supermarkets, independent shops, cafés, restaurants and leisure facilities, alongside a selection of well-regarded schools and nurseries for families. Leyland railway station provides services towards Preston and Manchester, while regular bus routes offer connections to surrounding areas. For commuters, the nearby M6, M61 and M65 motorways provide convenient access across Lancashire and the wider North West, including Preston, Chorley, Blackburn and Manchester. With a choice of nearby parks, green spaces and family-friendly attractions, the location offers an excellent balance of everyday convenience and opportunities to enjoy the outdoors.

Stepping inside, a welcoming porch leads into the main hallway, which provides access to the front section of the home where the bedrooms are situated. The master bedroom is a particularly inviting space, featuring an attractive bay-fronted window that allows natural light to fill the room, while bedrooms two and three are both comfortable double bedrooms, offering flexibility for family members, guests or even a home office. Serving the accommodation is a sizeable four-piece family bathroom, complete with a corner bath, alongside a separate WC for added convenience. You'll find a versatile fourth bedroom that can be used as a dining room or study. Moving further through the property, you are greeted by the stunning country-style kitchen, which combines traditional charm with modern functionality. The kitchen is fitted with a range of units and integrated appliances, including an oven, induction hob and fridge/freezer, providing an ideal setting for preparing family meals and entertaining. The kitchen flows through to the impressive dining room, where a unique vaulted ceiling and feature window create a wonderful sense of height, space and natural light. This sociable area also partially opens into a practical boot room, which benefits from direct side access from the driveway, making it particularly useful for busy family life. Off the dining room, a convenient utility room provides additional space for household tasks, helping to keep the main living areas clutter-free. Completing the internal accommodation is the beautiful rear lounge, a spacious and relaxing retreat featuring a charming log burner that creates a cosy focal point during the colder months. With direct access onto the decked seating area and lovely views across the garden, this room provides the perfect place to unwind, entertain guests or enjoy peaceful evenings overlooking the surrounding greenery.

Externally, the property continues to impress, with a generous front driveway providing off-road parking for up to four vehicles, complemented by a neat front lawn that adds to the home's attractive kerb appeal. Continuing down the side of the property, you will find a sizeable detached garage and workshop, offering excellent storage potential and a versatile space for hobbies, DIY projects or additional equipment. The rear garden is undoubtedly a standout feature, creating a tranquil and private outdoor haven that extends all the way back to the far hedging. Directly accessible from the lounge, a substantial decked patio provides an ideal setting for outdoor dining, summer gatherings and relaxing in the warmer months, before opening onto an expansive lawn with a variety of distinct zones to explore. Meandering planted borders and thoughtfully positioned seating areas add character and interest as you make your way down the garden, while the more open lawn at the far end offers plenty of room for children to play and families to enjoy outdoor activities. Mature trees and tall hedging surround the garden, creating a wonderful sense of seclusion and privacy while enhancing the peaceful, established feel of this exceptional outdoor space. Combining spacious four-bedroom accommodation, charming living areas, excellent parking and a beautifully landscaped garden, this detached bungalow offers a fantastic opportunity for families seeking a home with both character and practicality, further enhanced by its energy-efficient features and convenient Leyland location.























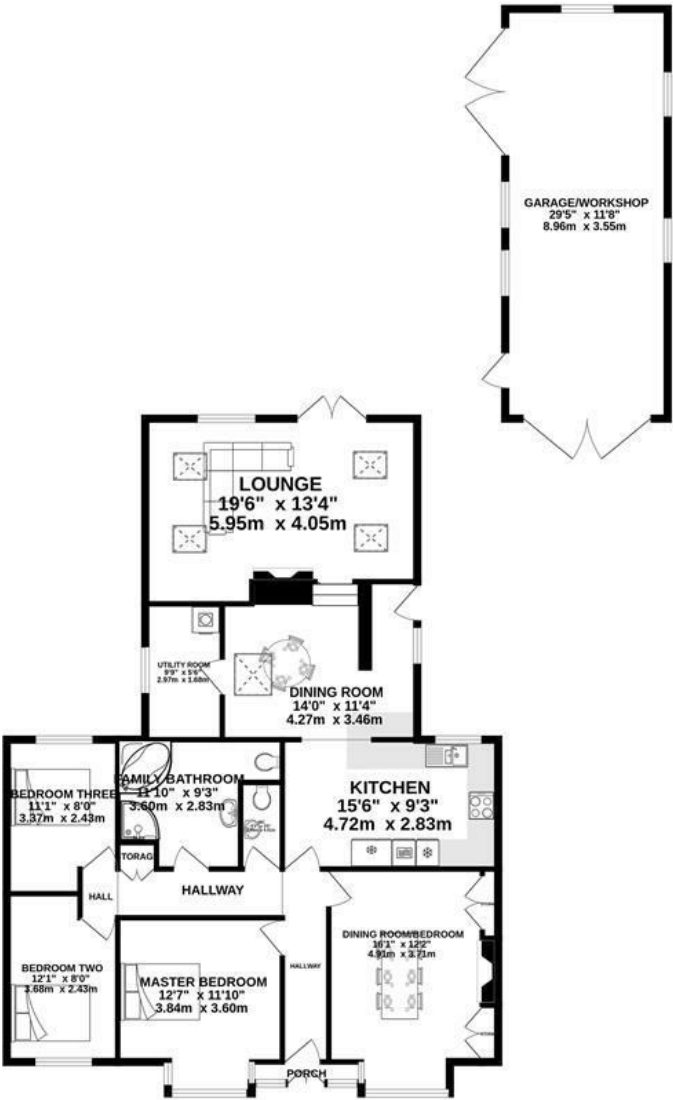






BEN ROSE

GROUND FLOOR
1627 sq.ft. (151.2 sq.m.) approx.



TOTAL FLOOR AREA: 1627 sq.ft. (151.2 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	91	93
(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		

