



Leighfield Close, Leyland

£299,995

Ben Rose Estate Agents are pleased to present to market this beautiful four-bedroom detached home, located in a sought-after residential area of Leyland. An ideal family home, it offers excellent indoor and outdoor space, perfect for modern living. The property is conveniently situated just a short drive from Leyland town centre, where you'll find superb local schools, supermarkets, and amenities. It also benefits from fantastic travel links, with easy access to the nearby train station and the M6 and M61 motorways. Early viewing is highly recommended to avoid disappointment.

Stepping into the property, you are welcomed into the entrance hallway, where you'll find a convenient WC and the staircase leading to the upper level. To the right, you enter the spacious lounge, which spans the full width of the property. A large window overlooks the front aspect, while double patio doors provide access to the garden.

Across the hallway, you'll find the modern kitchen diner, equipped with integrated appliances, including a fridge freezer, oven, hob, and dishwasher. An adjacent utility room offers additional space for freestanding appliances. The dining area provides ample room for a family dining table, with dual-aspect windows allowing plenty of natural light to flood the space.

Upstairs, the property boasts four well-proportioned bedrooms, with the master bedroom benefiting from integrated storage and a private en-suite shower room. A three-piece family bathroom, complete with an over-the-bath shower, completes this floor.

Externally, the front garden offers a secluded and welcoming approach to the entrance. To the rear, a private driveway provides off-road parking for multiple vehicles and leads to a single detached garage. The generously sized side garden features a laid lawn and a paved patio area—perfect for outdoor relaxation and entertaining.







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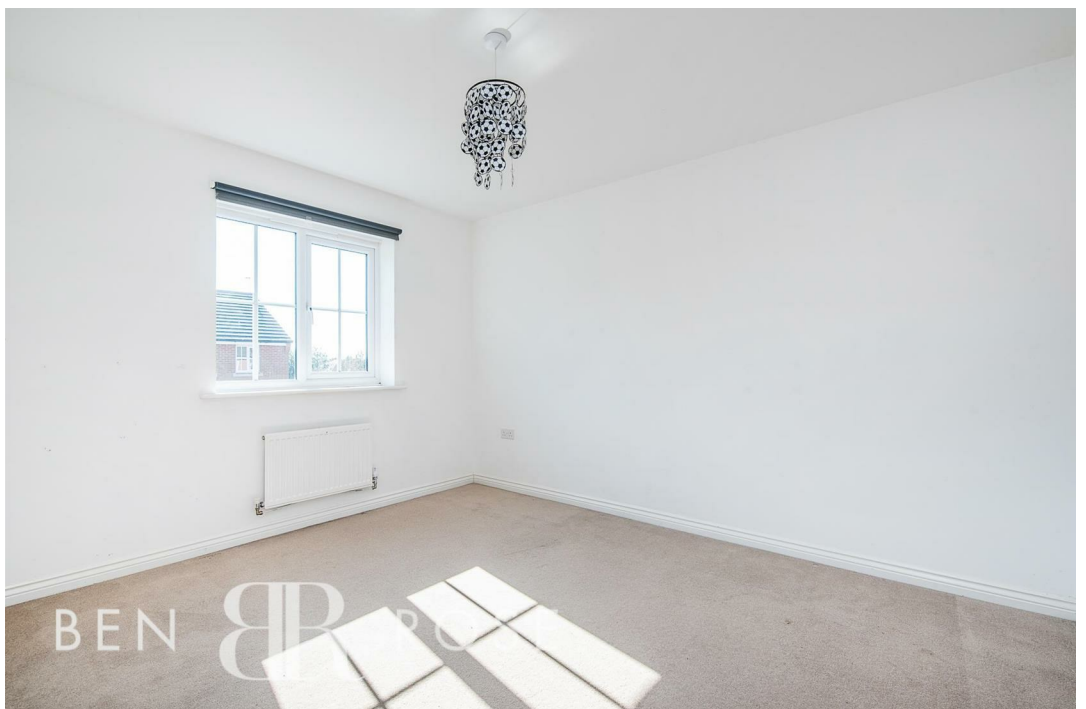
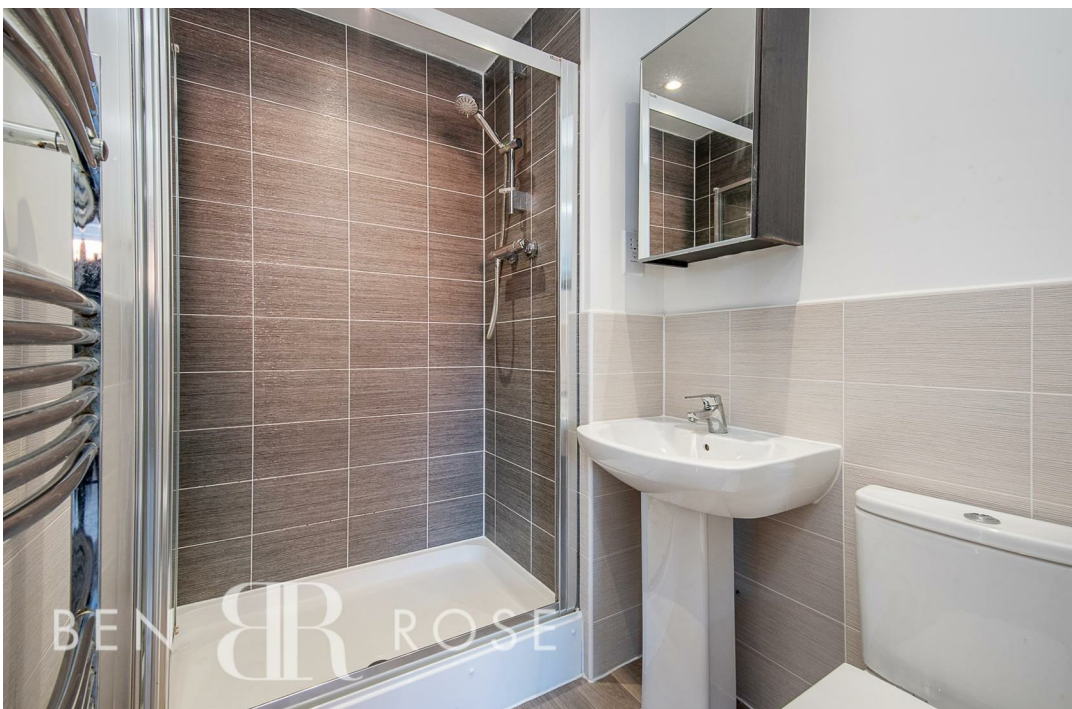
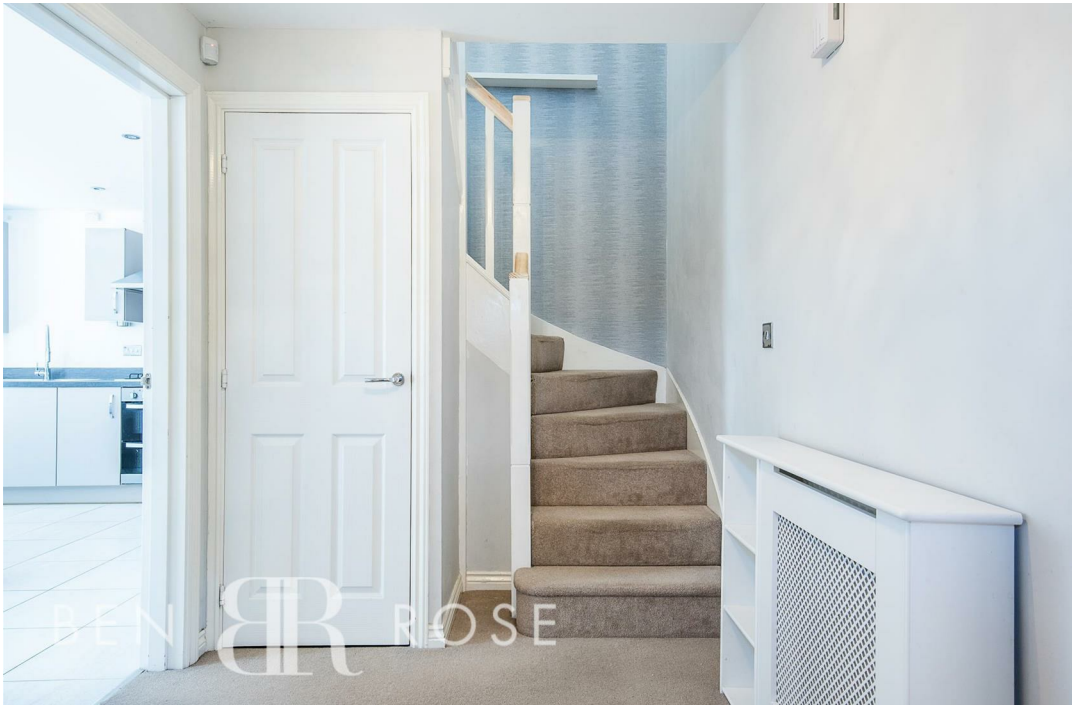


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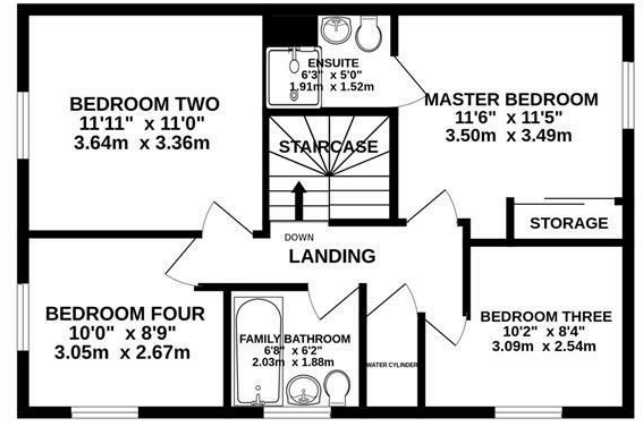
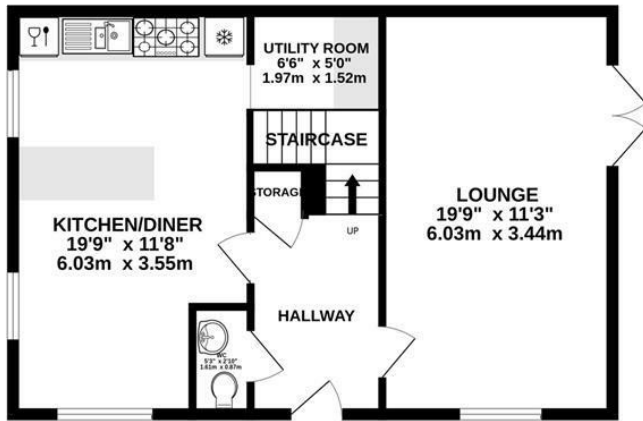
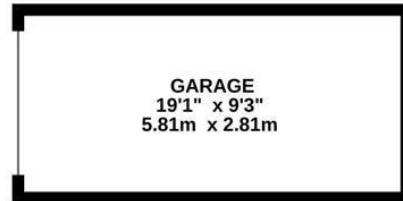




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GROUND FLOOR
754 sq.ft. (70.1 sq.m.) approx.

1ST FLOOR
584 sq.ft. (54.2 sq.m.) approx.

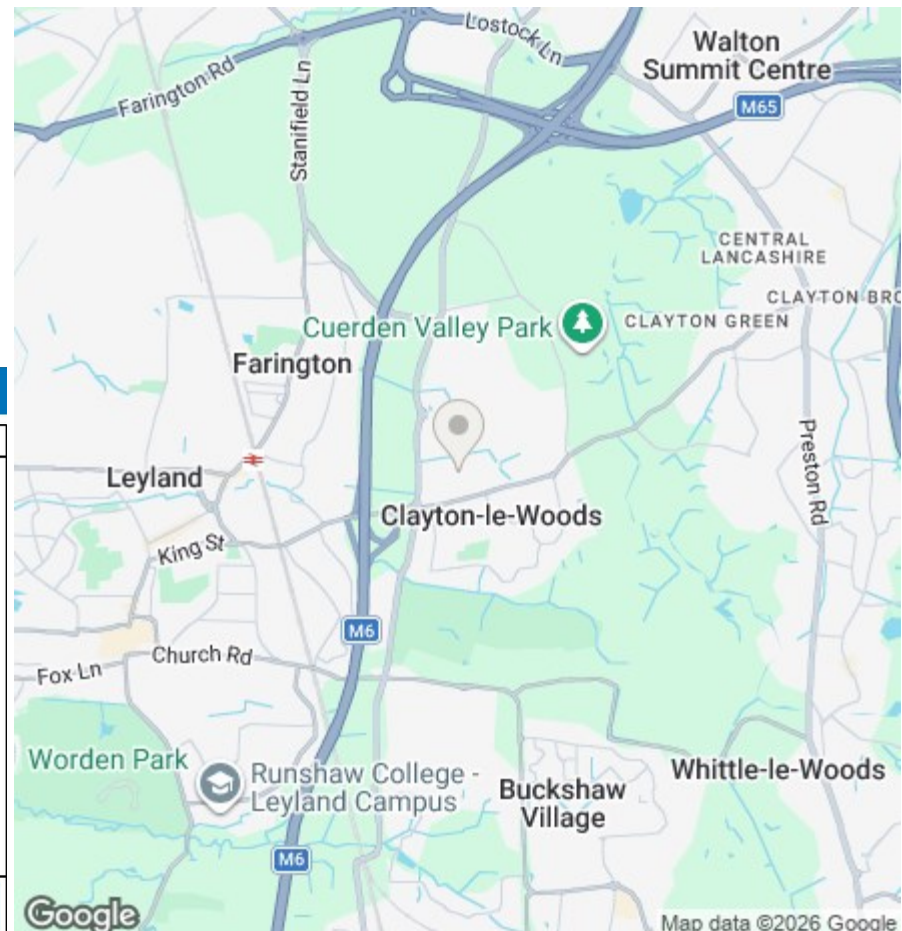


TOTAL FLOOR AREA : 1338 sq.ft. (124.3 sq.m.) approx.

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		87	88
(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 CO ₂ 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 ₂ emissions			
England & Wales	EU Directive 2002/91/EC		