



BEN ROSE

## Spring Meadow, Leyland

Offers Over £310,000

Ben Rose Estate Agents are pleased to present to market this stunning, three-bedroom detached bungalow situated in a secluded cul-de-sac in Leyland. This beautiful home is being presented with NO ONWARDS CHAIN and is perfect for families or those wanting to be solely on a ground-floor residence. It is located within easy reach of Leyland town centre, with a variety of amenities such as schools, supermarkets, and restaurants right on the doorstep. There is also excellent travel access via the nearby M6 motorway, offering direct routes to The Lakes and surrounding towns and cities. Additionally, the picturesque Cuerden Valley Park is only a short walk away, providing lovely countryside walks.

As you enter the home, you are welcomed by a spacious entrance hall. The modern fitted kitchen is a delight, featuring integrated appliances such as a fridge/freezer and oven, with ample space for other freestanding appliances. Moving into the spacious front lounge, you are greeted by a feature fireplace and a large front-facing window that floods the room with natural light. The dining room, with its pitched ceiling and sliding door access to the yard, offers a versatile space for dining or other uses. This is also an ideal social space for entertaining. The hallway leads to three good-sized bedrooms, each offering ample space and comfort. Completing the ground floor is a contemporary shower room, designed with modern fixtures and finishes.

Externally, the property boasts a driveway with space for one vehicle, complemented by a well-maintained front lawn. There is also additional parking to the front of the home. The rear garden is a delightful space, featuring a private patio, rockery, central lawn, and a quaint decking area that offers a serene view of the garden. The garden benefits from plenty of privacy, making it an ideal space for relaxation and entertaining.

This delightful bungalow encapsulates comfort and convenience, making it a perfect family home.





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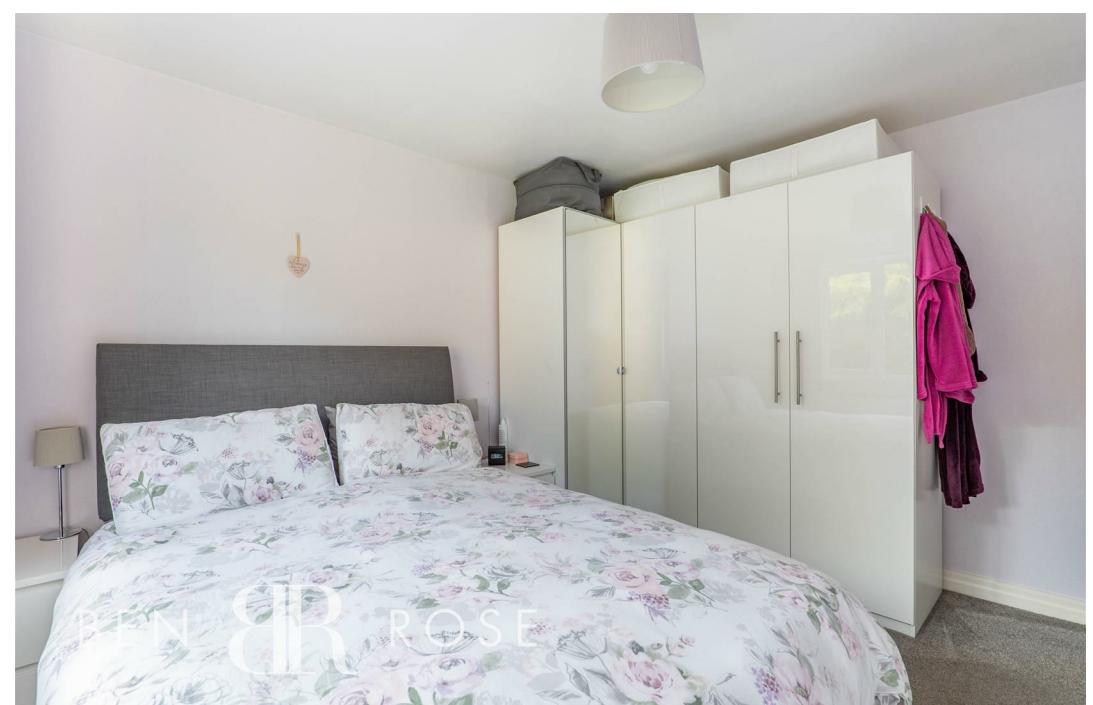
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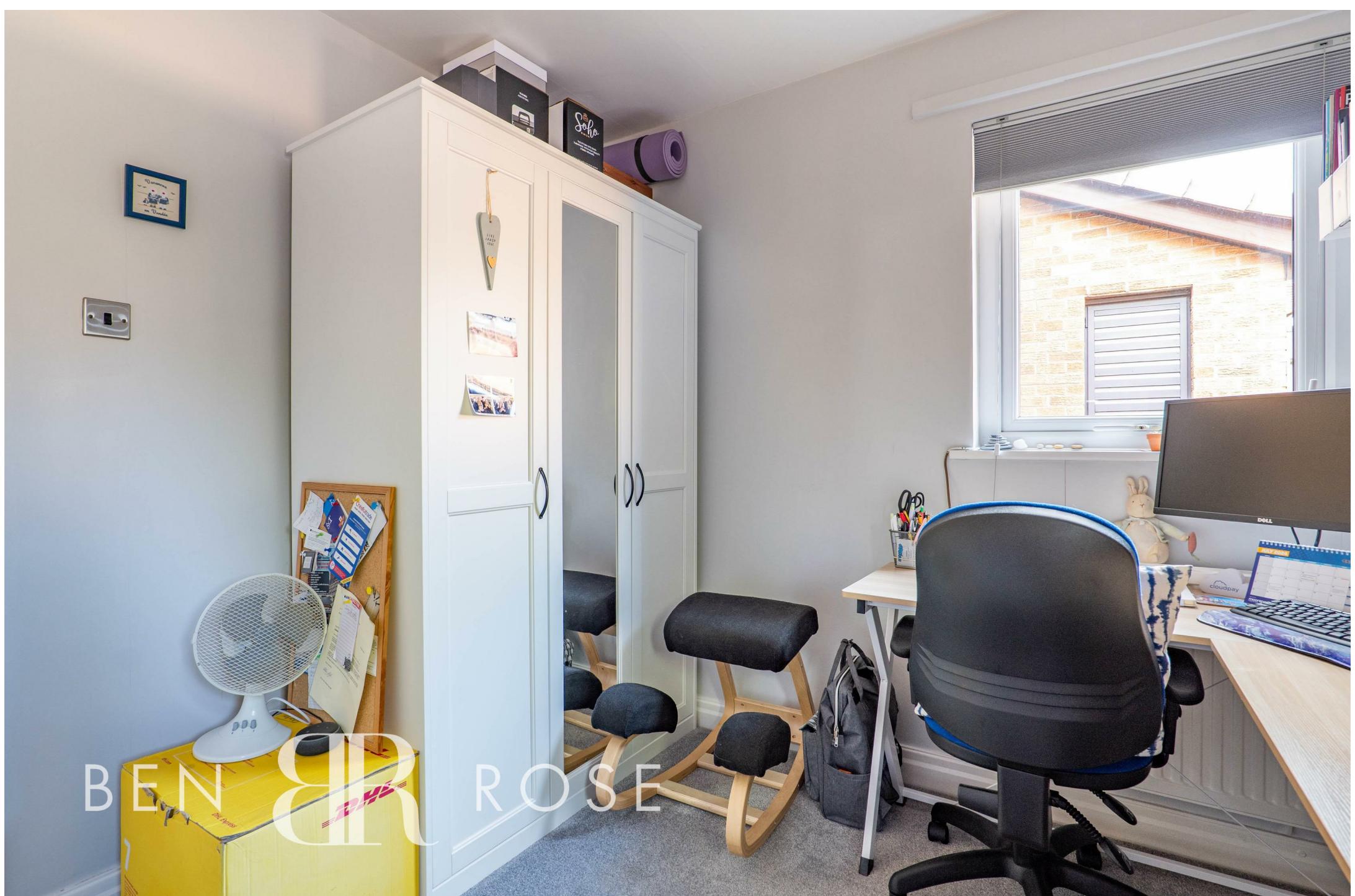
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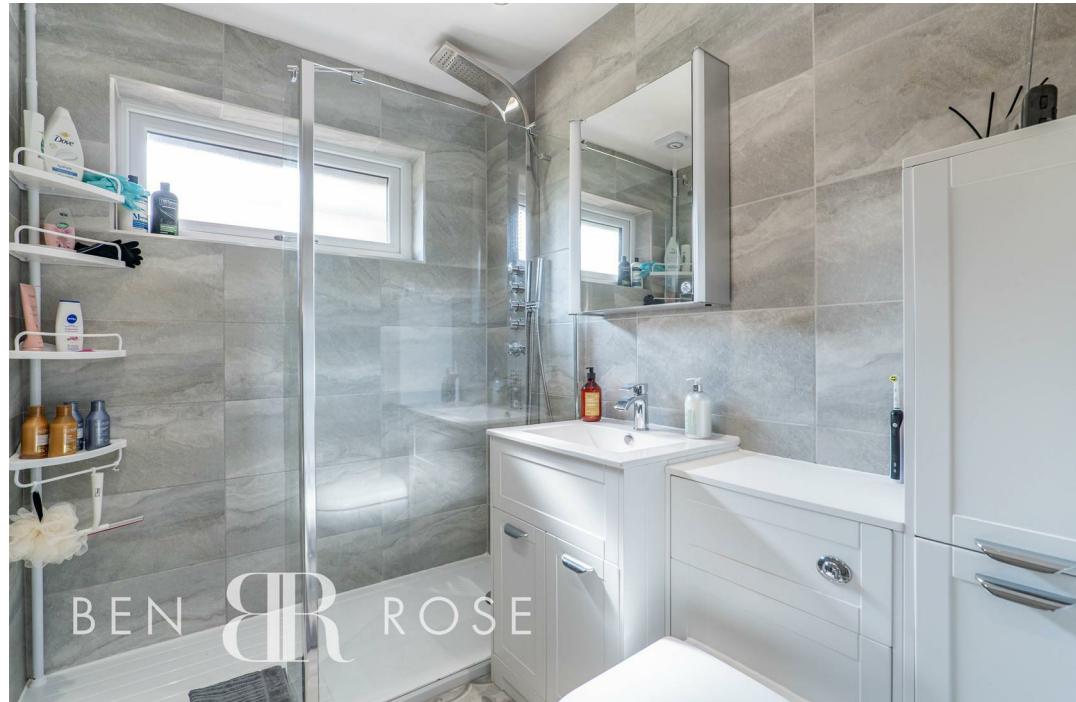


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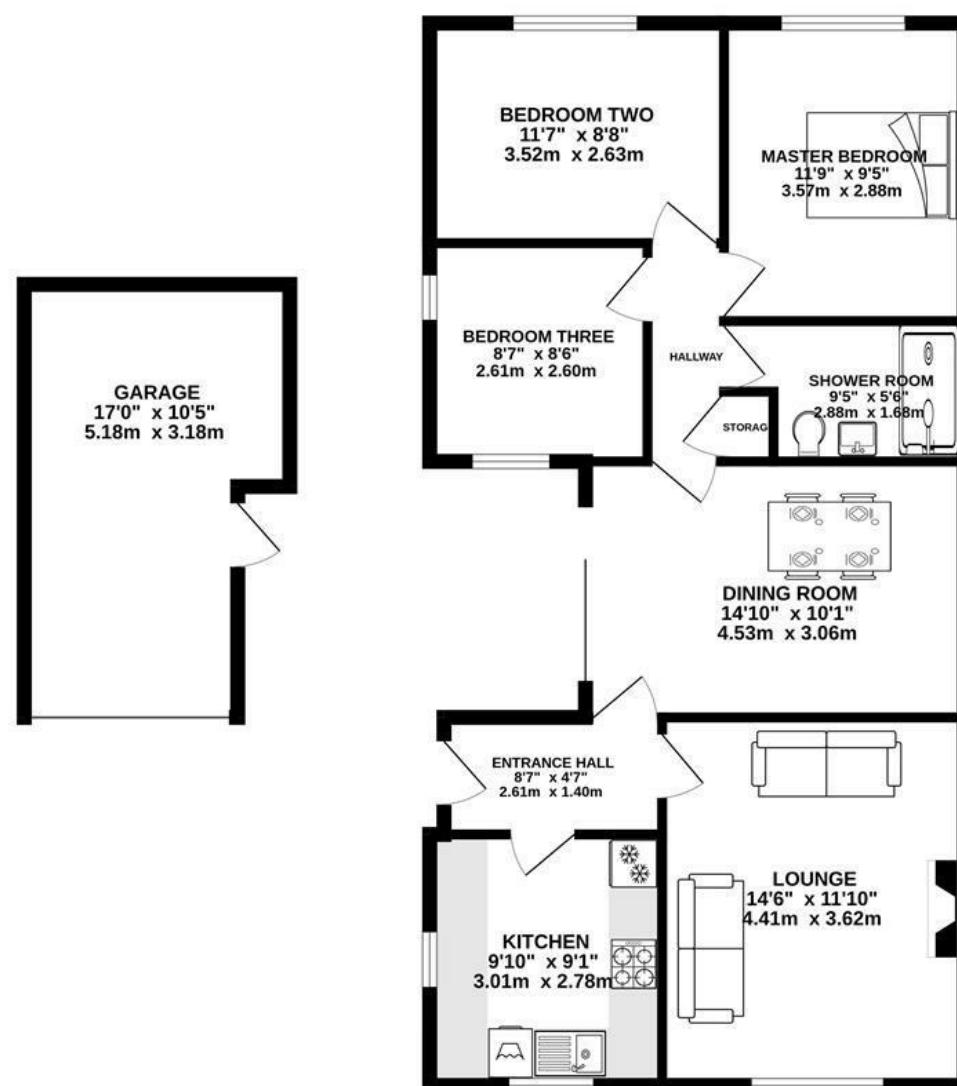






# BEN ROSE

GROUND FLOOR  
966 sq.ft. (89.7 sq.m.) approx.



TOTAL FLOOR AREA : 966 sq.ft. (89.7 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		85
(69-80) C		
(55-68) D	62	
(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 <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	

