



## Mercia Grove, Leyland

**£425,000**

Ben Rose Estate Agents are pleased to present to market this stunning, four-bedroom detached property that has undergone a complete garden renovation to the rear. The home is situated towards the end of a quiet cul-de-sac, just outside of Leyland town centre. This prime location offers all the modern amenities families need, including local shops, schools, and recreational facilities right on the doorstep. Additionally, excellent travel links such as local bus routes and the M6 and M65 motorways are conveniently nearby, ensuring easy access to surrounding areas.

As you enter the home, you are welcomed into a bright and airy reception hall that serves as the gateway to the majority of the ground floor rooms. To your right, you'll find a spacious front lounge boasting a bay fronted window, allowing natural light to flood the room. Adjacent to the lounge is a cozy study, perfect for those who work from home. A convenient WC is located nearby, providing through access to useful under-stair storage. The highlight of the ground floor is the stunning open plan kitchen/diner towards the rear. The kitchen is equipped with integrated appliances throughout, including a dishwasher, fridge/freezer, and dual ovens. This stylish space seamlessly flows into the dining area, which features a bay leading through to patio doors that open onto the rear garden. Completing the ground floor is a handy utility room, ideal for additional storage and laundry needs.

Moving up to the first floor, you are greeted by an open landing that leads to four double bedrooms, each featuring fitted wardrobes for ample storage. The master bedroom offers a touch of luxury with its private en-suite shower room. The remaining three bedrooms are generously sized and share a contemporary four-piece family bathroom, providing comfort and convenience for the whole family.

Externally, the property offers a drive with space for one vehicle, leading up to a single garage. Further parking can be found to the front. The rear garden is a true oasis, having been beautifully landscaped and split into multiple tiers to provide ample outdoor seating and entertaining space. The bespoke seating and a water feature running through the garden creates a unique and serene atmosphere. A separate patio area, accessed via the decking over the pond, further enhances this enchanting outdoor space. The property also benefits from having an electric changing point and timed night lights.

In summary, this exceptional property combines stylish interiors with a fantastic location, making it the perfect family home.





























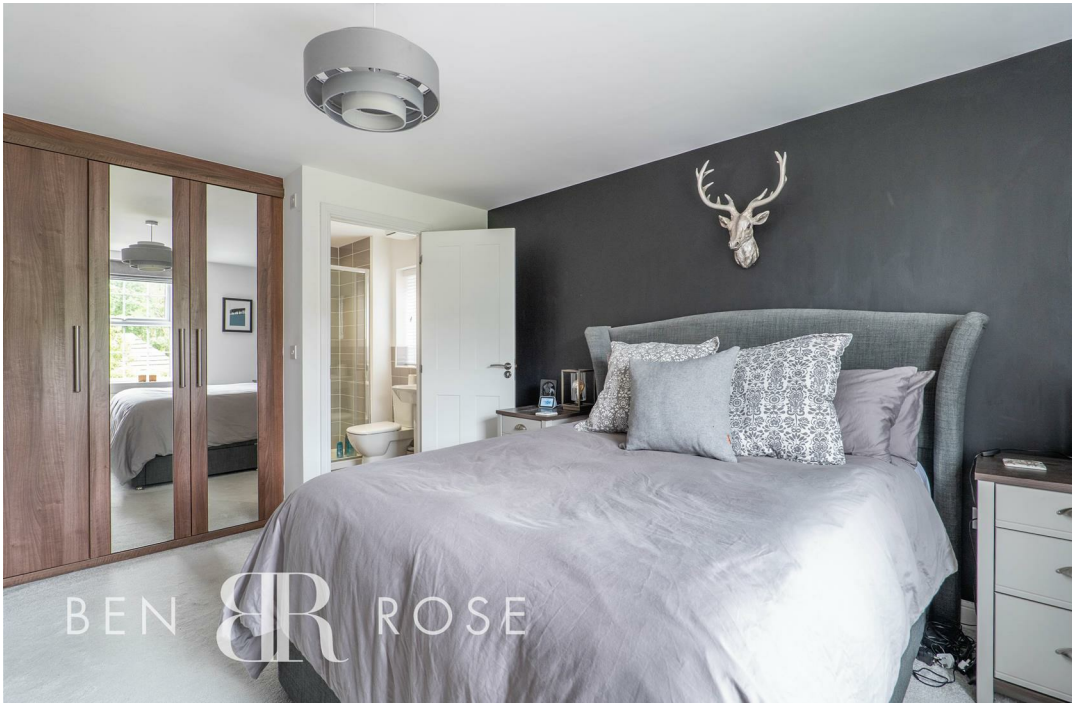
























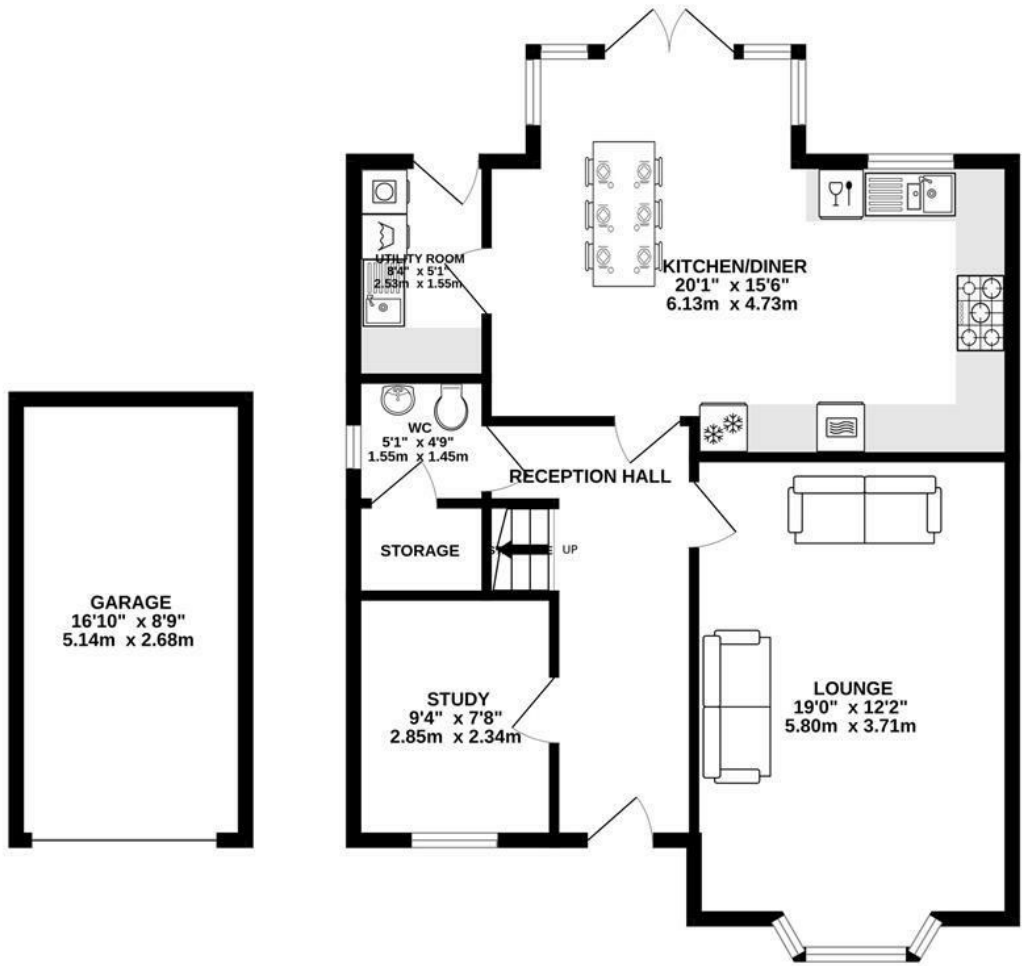




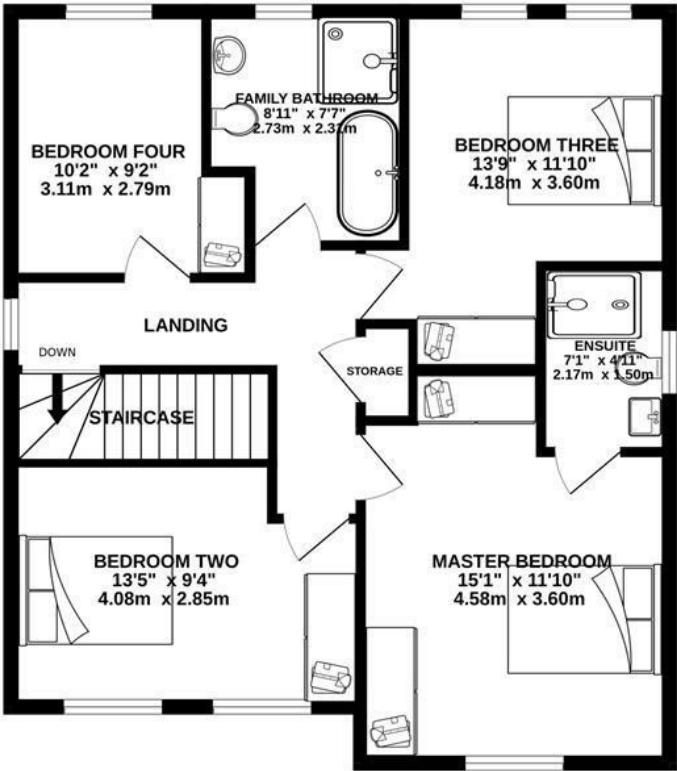


BEN ROSE

GROUND FLOOR  
889 sq.ft. (82.6 sq.m.) approx.



1ST FLOOR  
696 sq.ft. (64.7 sq.m.) approx.



TOTAL FLOOR AREA : 1585 sq.ft. (147.3 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	86	88
(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 <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

