



## Mercia Grove, Leyland

**£425,000**

Ben Rose Estate Agents are delighted to bring to market this beautifully appointed, four-bedroom detached family home located in a highly desirable residential estate just outside Leyland town centre. Nestled in a prime area, this property offers families convenient access to a wide range of amenities, including local shops, schools, and recreational facilities right on their doorstep. With excellent travel links close by, such as local bus routes and easy access to the M6 and M65 motorways, commuting to surrounding areas is made simple.

Upon entering, you're welcomed by a spacious entrance hall that serves as a central hub for the ground floor. To the right, a large front lounge with a bay window invites natural light, creating a bright and airy ambiance. Adjacent to the lounge, a versatile space can serve as a playroom, home office, or quiet retreat, ideal for families or remote workers. A conveniently located WC also provides access to under-stair storage.

The centrepiece of the ground floor is the impressive open-plan kitchen and dining area at the rear. This modern kitchen features integrated appliances throughout, including a dishwasher, a full sized fridge, also a full sized freezer, and dual ovens, as well as a breakfast bar seating three. The kitchen flows seamlessly into the dining area, which is brightened by a bay leading to patio doors that open onto the rear garden. Completing the ground floor, a practical utility room offers additional worktop space and a sink, catering to laundry and storage needs.

Ascending to the first floor, you'll find an open landing leading to four well-proportioned double bedrooms, each fitted with wardrobes for ample storage. The luxurious master bedroom benefits from a private en-suite shower room, while the remaining three bedrooms are spacious and share a sleek, contemporary four-piece family bathroom, ensuring comfort and convenience for the entire household.

Outside, the property boasts a driveway with space for three vehicles, leading to a single garage. The generously sized, south-facing rear garden is enclosed by fencing and features both a patio and lawn area, creating ample space for outdoor seating and storage.

In summary, this outstanding property blends stylish interiors with a sought-after location, offering the ideal family home for modern living.





































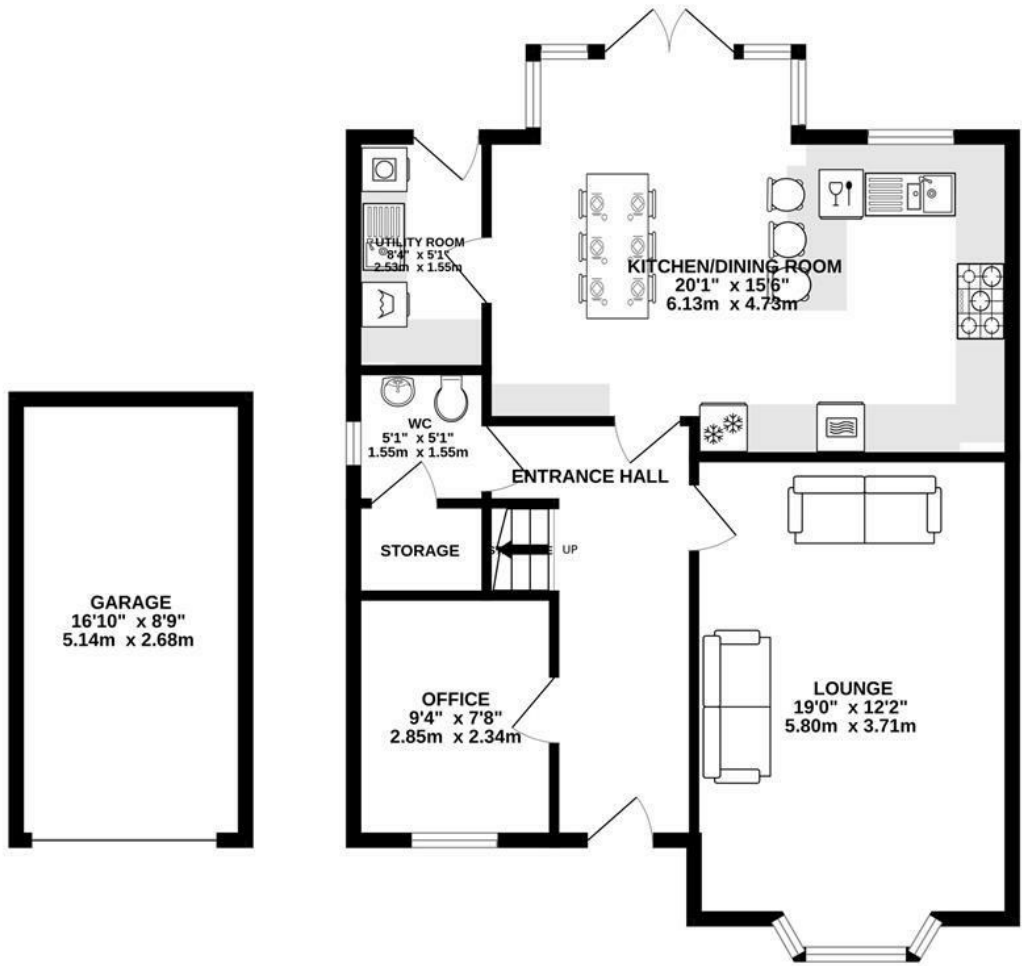




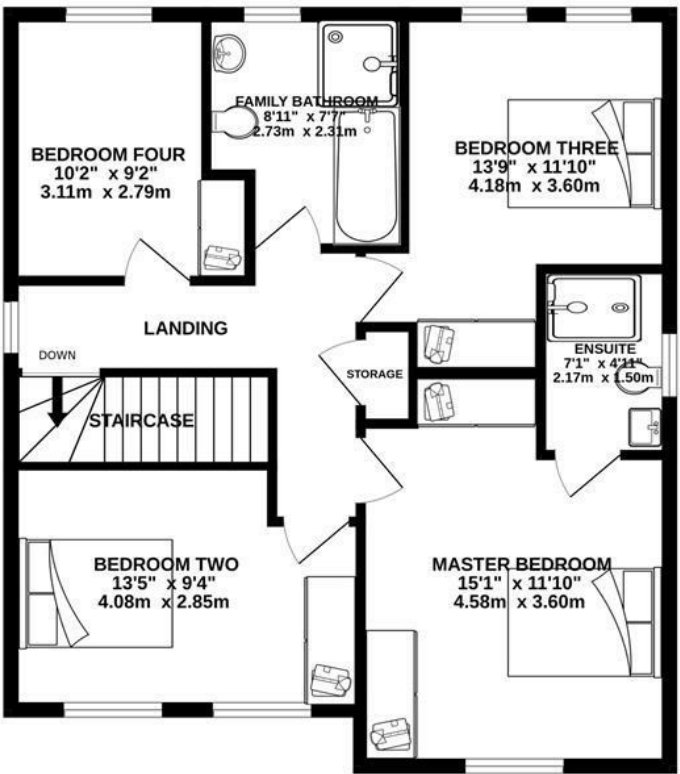


# BEN ROSE

GROUND FLOOR  
903 sq.ft. (83.9 sq.m.) approx.



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



TOTAL FLOOR AREA : 1599 sq.ft. (148.6 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	87	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 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

