



The Pines, Leyland

Offers Over £325,000

Ben Rose Estate Agents are delighted to bring to market this beautifully presented, four bedroom, detached property located to the end of a quiet cul-de-sac in a sought after residential area of Leyland. This would be an ideal family home offering generous indoor and outdoor space. The home is situated only a short drive into Leyland town centre and the award winning Worden Park. There are also fantastic travel links via the nearby Leyland train station and the M6 and M61 motorways. Viewing at earliest convenience is highly recommended to avoid any potential disappointment.

Walking through the reception hall, with the staircase just off, you're greeted by the spacious front lounge boasting a bay fronted window and Karndean flooring throughout, seamlessly leading into the stunning kitchen/breakfast room. The kitchen is a focal point, spanning the width of the home and featuring integrated appliances such as a wine fridge, washer-dryer, fridge, microwave, and dishwasher. A central island with a breakfast bar for up to four people, which adds both style and practicality. Continuing, you'll find a utility room and downstairs WC, found just off the kitchen, before reaching the sizeable conservatory at the rear, with solid roof, Velux windows and Oak flooring is currently being utilized as a family dining room, offering direct access to the garden.

Ascending to the first floor via the open landing, you'll discover four bedrooms, each offering comfort and style. The master bedroom boasts a newly fitted ensuite shower room with Italian marble tiling throughout, matching the elegance is the stunning family bathroom also with Italian marble tiling and a freestanding bath. Three of the bedrooms feature fitted wardrobes, while the fourth bedroom offers versatility, and is currently used as a home office and craft studio. Additionally, the partially boarded loft offers further storage options.

Turning to the exterior, the property boasts a large driveway at the front with space for up to four cars, leading to the single integrated garage. For security, CCTV is located both to the front and back of the home. To the rear, a secluded garden space awaits, predominantly flagged with Indian Stone for easy maintenance, with spot lighting and decked patio areas perfect for garden furniture.

In summary, this meticulously maintained property offers the perfect blend of style, functionality, and convenience, making it an ideal family home in a desirable location.







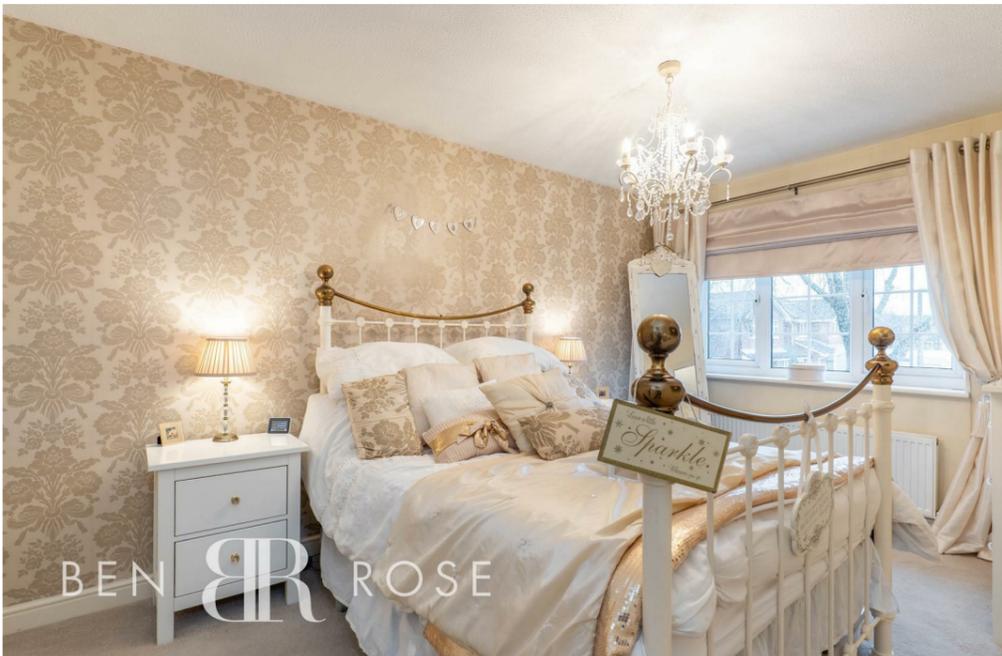


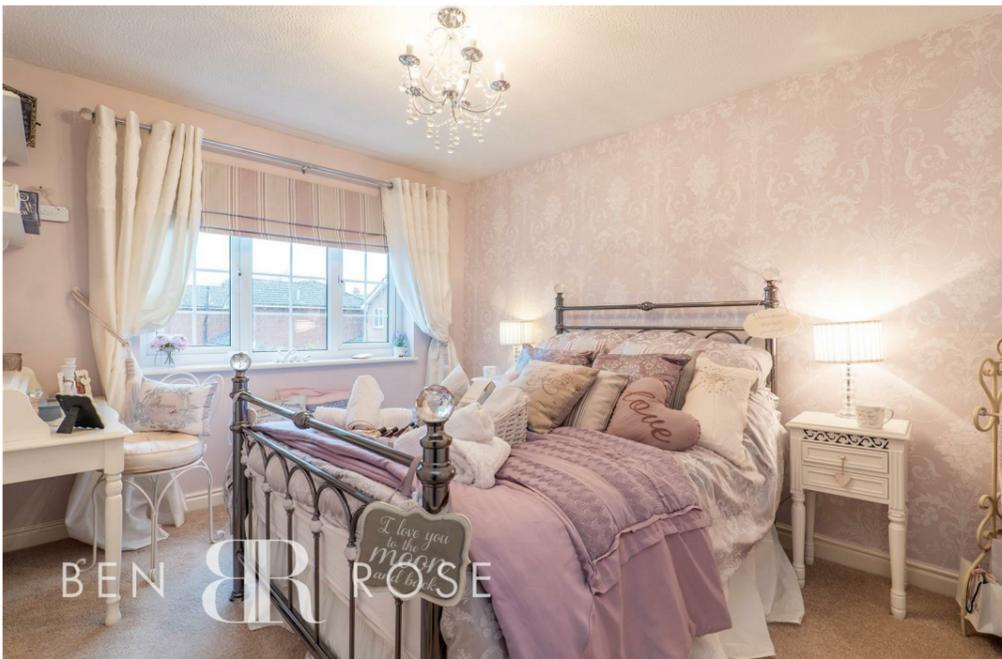
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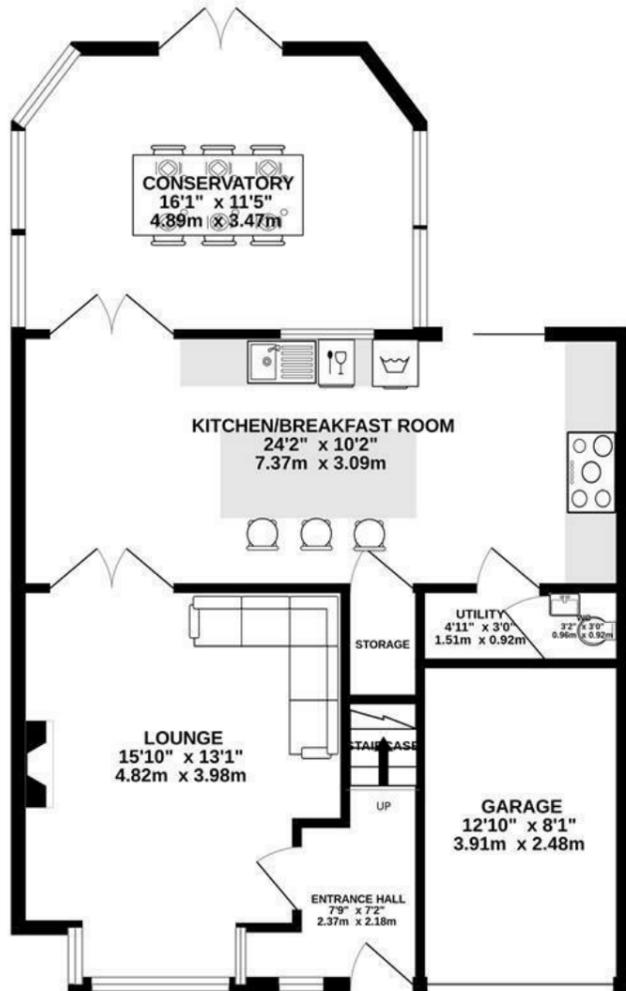




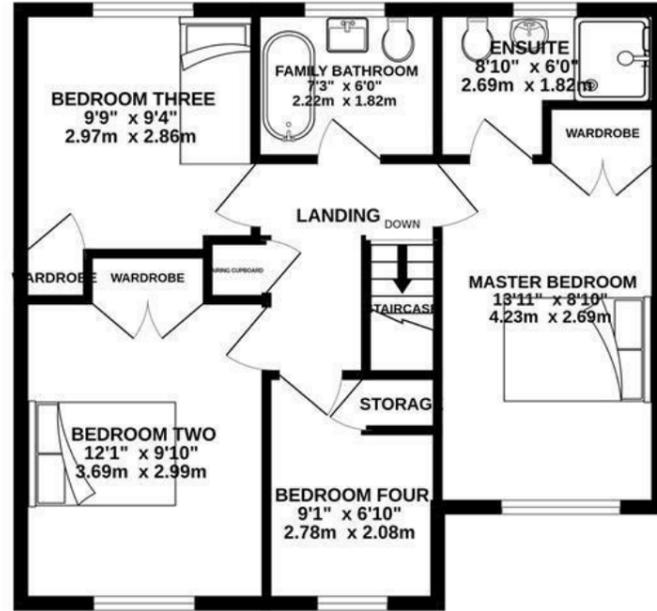




GROUND FLOOR
794 sq.ft. (73.8 sq.m.) approx.



1ST FLOOR
570 sq.ft. (52.9 sq.m.) approx.

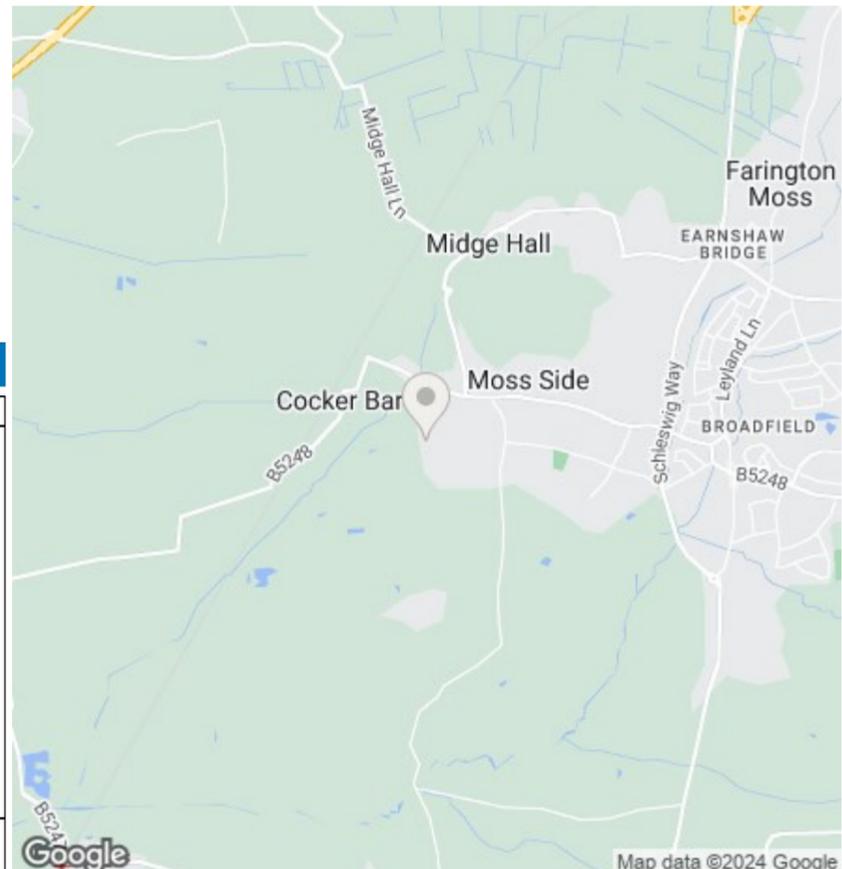


TOTAL FLOOR AREA: 1364 sq.ft. (126.7 sq.m.) approx.

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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	81
(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 (CO₂) 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	