



Wheatfield, Leyland

£1,850 Per Calendar Month

Ben Rose Estate Agents are delighted to present to the rental market this beautifully presented and exceptionally spacious four bedroom detached family home, occupying an enviable plot within a quiet and highly sought-after residential area of Leyland. Ideally suited to families, the property is perfectly positioned within easy commuting distance of the major North West towns and cities via the nearby M6, M61 & M65 motorways, while also enjoying close proximity to the stunning Lancashire countryside, well-regarded schools, nurseries, and an excellent range of local shops and amenities.

Stepping inside, you are welcomed by an impressive statement entrance hall that immediately sets the tone for the spacious accommodation throughout. To the front of the property is the generous lounge, where a large front-facing window allows an abundance of natural light to flood the room, creating a bright and inviting living space. The lounge flows openly into the dining room, making it ideal for both everyday family living and entertaining guests. The dining area comfortably accommodates a large family dining table and benefits from patio doors that provide lovely views over the rear garden, as well as direct access outside.

Situated to the rear of the property is the beautifully appointed kitchen, featuring wood-effect worktops, an excellent range of wall and base units, a practical breakfast bar, and space for freestanding appliances. The kitchen flows seamlessly into a spacious, light-filled utility room, complete with plumbing and venting for both a washing machine and tumble dryer. The utility room also provides internal access to the integrated garage, currently utilised for storage.

With patio doors opening directly onto the rear garden, this versatile space could equally serve as a garden room, sun room, or additional family living area, making it a wonderful extension of the home.

Leading from the kitchen is the hallway, which provides access to a convenient downstairs WC and a separate home office, offering the ideal environment for those working remotely or requiring a dedicated study space.

To the first floor, the property offers four generously sized double bedrooms, with both the principal bedroom and bedroom two benefiting from integrated wardrobe space. The landing also features a useful airing cupboard, while the accommodation is completed by a stylish, contemporary four-piece family bathroom, comprising a separate bath, walk-in shower, wash basin, and WC.

Externally, the property enjoys an extensive driveway providing off-road parking for multiple vehicles and leading to the single integrated garage. An electric vehicle charging point adds further convenience for modern living.

The rear garden is a particular highlight, offering a generous and private outdoor space with a large lawn, an expansive patio perfect for al fresco dining and entertaining, and beautifully established planting, including mature shrubs, borders, and ample room for potted plants and garden storage.

Offering spacious and versatile accommodation throughout, combined with an exceptional garden and a highly sought-after location, this impressive family home is available to rent for £1,850 per calendar month.





















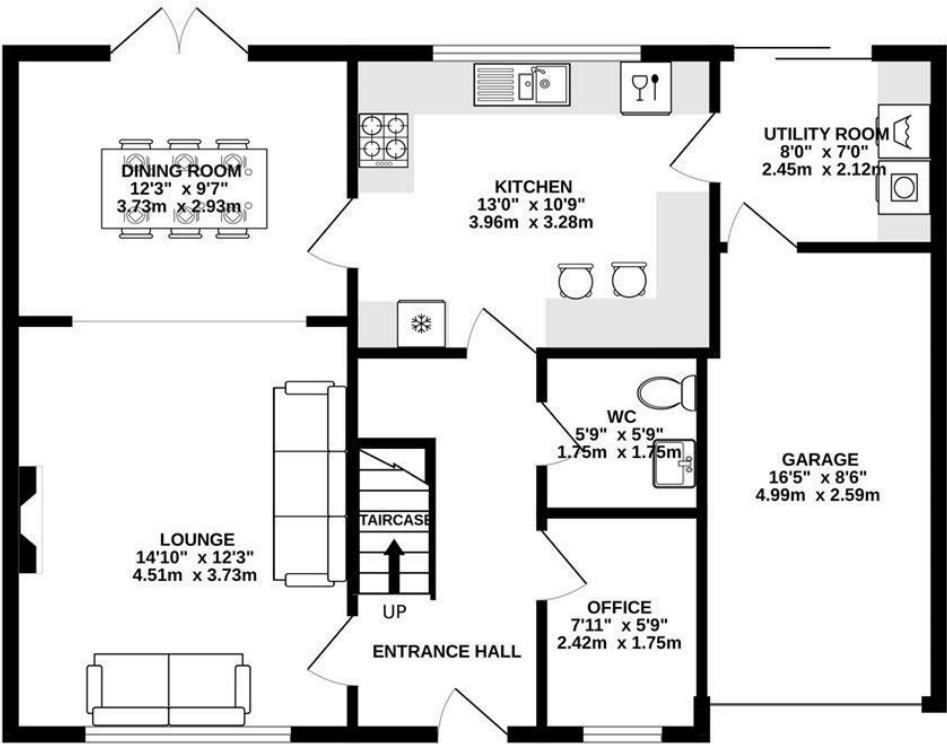




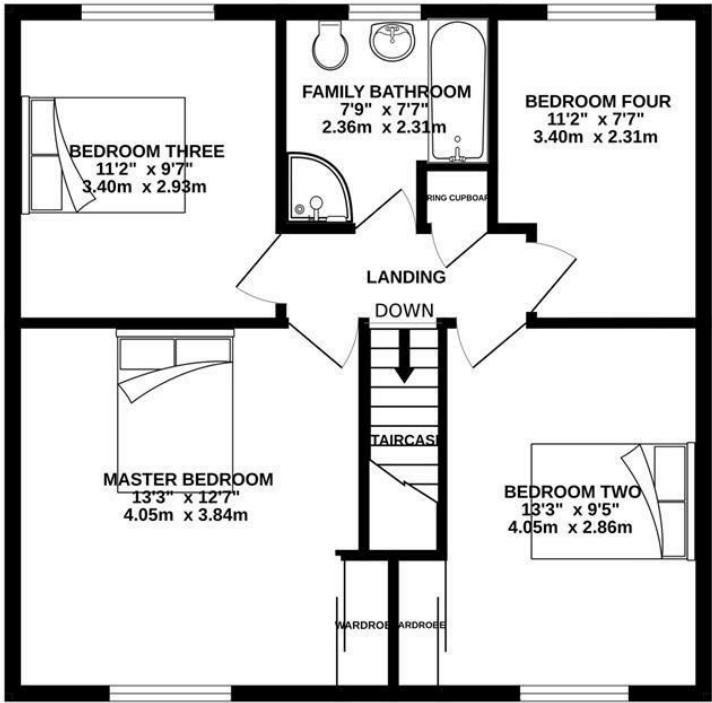


BEN ROSE

GROUND FLOOR
800 sq.ft. (74.3 sq.m.) approx.



1ST FLOOR
605 sq.ft. (56.2 sq.m.) approx.



TOTAL FLOOR AREA : 1405 sq.ft. (130.5 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	61	80
(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 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

