



**Lowther Drive, Leyland**

**Offers Over £250,000**

Ben Rose Estate Agents are pleased to present to market this stunning, three-bedroom, detached property situated on an enviable plot just outside of Leyland town centre. This would be an ideal family home, offering a sizeable garden to the rear with its own gym. Located just a five-minute drive from the town centre, this home benefits from local shops and amenities right on the doorstep. Excellent travel links include nearby bus routes, motorways, and Leyland train station with direct routes to Preston and Manchester.

Upon entering the home, you are greeted by a welcoming entrance hall. To the right, the spacious, open-plan lounge/diner boasts an entertainment wall with spot lighting, perfect for family gatherings and relaxing evenings. The dining area offers ample space for a large family dining table. The kitchen features integrated appliances, including an induction hob and fridge, and provides access to the under-stair storage as well as an external door leading to the driveway. At the rear of the property, the bright and airy conservatory offers a delightful additional living space, perfect for enjoying views of the garden.

Moving upstairs, you will find three well-proportioned bedrooms. The master bedroom and the second bedroom both benefit from fitted wardrobes, providing ample storage space. The modern three-piece family bathroom is stylishly designed and includes an over the bath shower, catering to the needs of a growing family.

The exterior of the home is equally impressive. To the front, there are two separate lawn areas flanking a driveway that can accommodate up to three cars, leading to a single detached garage. The rear garden is deceptively large, featuring a patio area ideal for outdoor dining and a sizeable lawn that wraps around to the rear of the gym. The home gym offers a variety of uses and has been fully insulated, complete with electrics and heating, making it a versatile space for fitness enthusiasts or a potential home office. Additionally, it has its own covered outdoor seating area with lighting, perfect for entertaining.

This beautiful home combines spacious interiors with excellent outdoor amenities, making it a perfect choice for families seeking a comfortable and convenient lifestyle.













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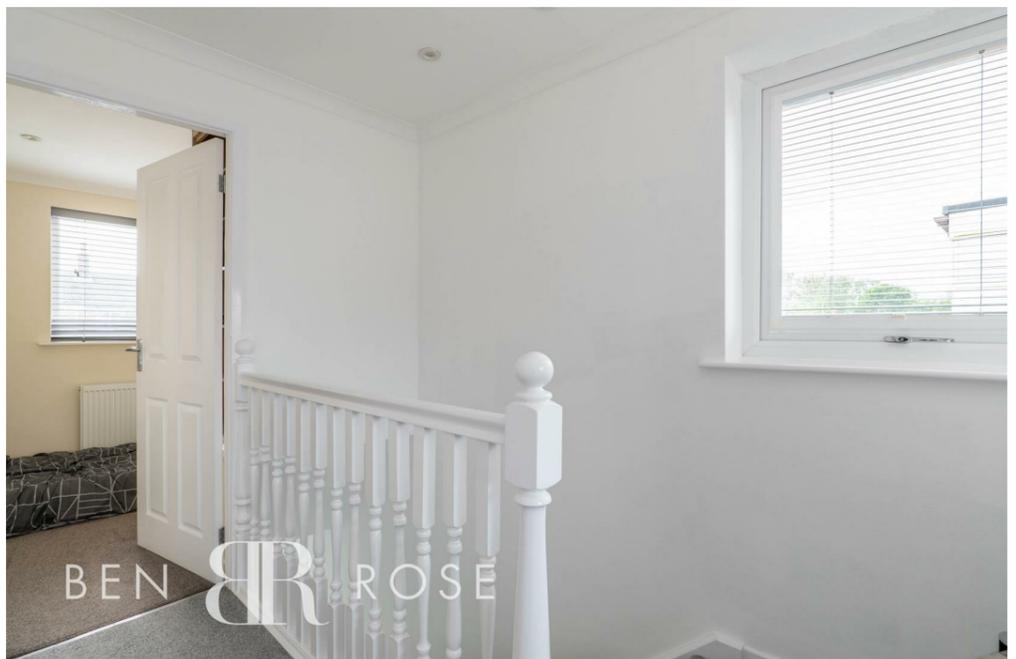
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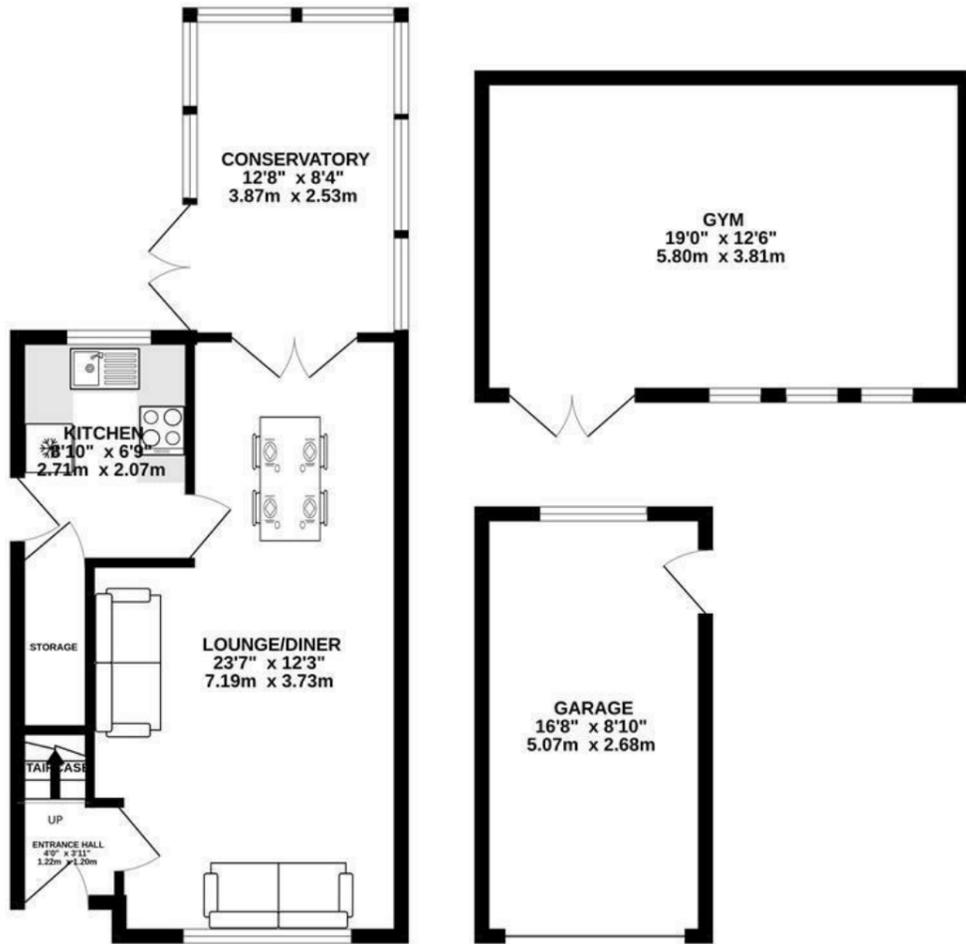
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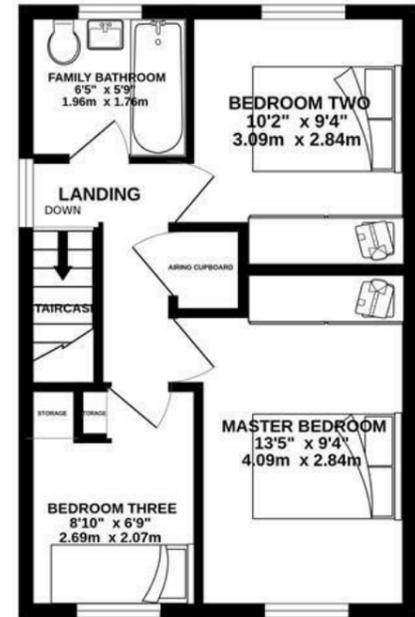
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GROUND FLOOR  
840 sq.ft. (78.1 sq.m.) approx.



1ST FLOOR  
356 sq.ft. (33.1 sq.m.) approx.

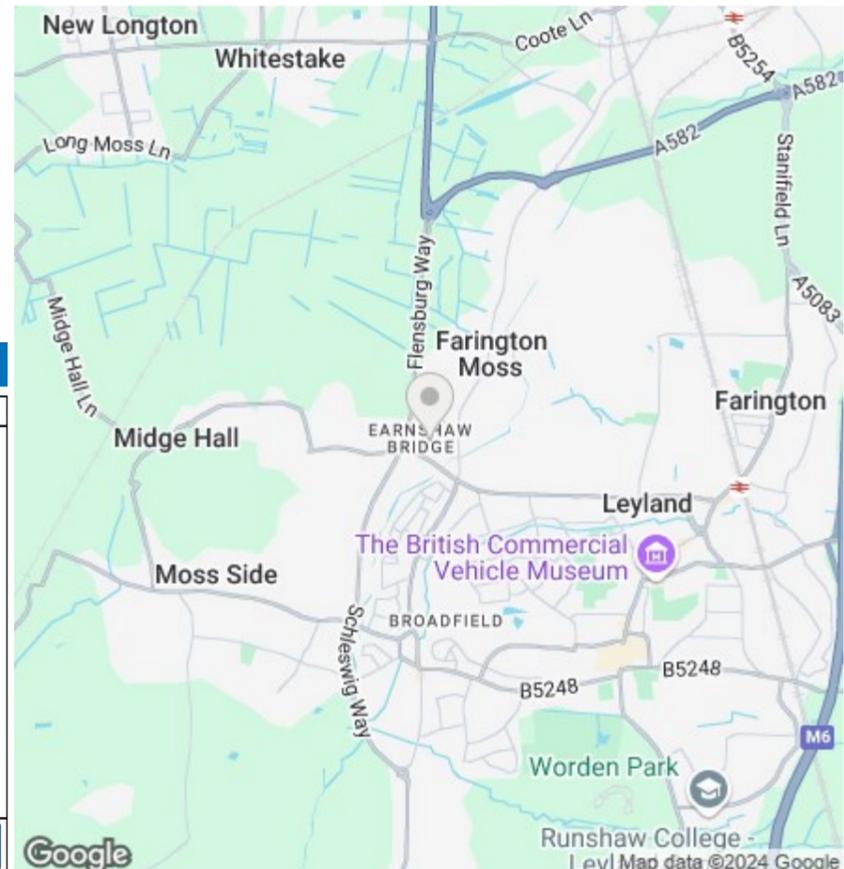


TOTAL FLOOR AREA : 1196 sq.ft. (111.1 sq.m.) approx.

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) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	