



## Lingard Close, Farington Moss, Leyland

Offers Over £375,000

Ben Rose Estate Agents are pleased to present to market this delightful four-bedroom detached property, situated on a sought-after residential estate in Leyland. Set on a generously sized plot, the home enjoys a prime location just a short drive from Leyland town centre, with easy access to local shops and amenities. Nestled in a charming and tranquil neighbourhood, this property is ideal for families, offering excellent connectivity to major transport links via the M6 and M61 motorways. It is also conveniently located near outstanding schools and nurseries, further enhancing its appeal for family living.

As you step into the property, you are welcomed by a spacious entrance hallway, which features a staircase leading to the upper level and a convenient understairs WC. To the right, you'll find the generously sized lounge, complete with a large bay window overlooking the front aspect. Across the hall is the family room - an incredibly versatile space currently used as a second sitting room. This area could also serve as a home office, playroom, snug, or even a fifth bedroom. Continuing through, you enter the open-plan kitchen/diner at the rear of the property. Bright and airy, this space boasts a contemporary fitted kitchen with integrated appliances including a fridge, freezer, oven, hob, and dishwasher. There is ample room for a large family dining table, and double patio doors open out to the rear garden. Just off the kitchen/diner is a practical utility room, offering additional space for freestanding appliances and access to a convenient storage room. A single door from the utility room also leads to the rear garden.

Upstairs, there are four well-proportioned double bedrooms. The master bedroom and bedroom two both benefit from built-in storage and en-suite shower rooms. A modern three-piece family bathroom completes this level.

Externally, the front of the property features an expansive and secluded private driveway, providing off-road parking for multiple vehicles. At the rear, a generously sized garden is mainly laid to lawn with a flagged patio area—perfect for garden furniture, relaxing, or entertaining.

Early viewing is highly recommended to avoid disappointment.



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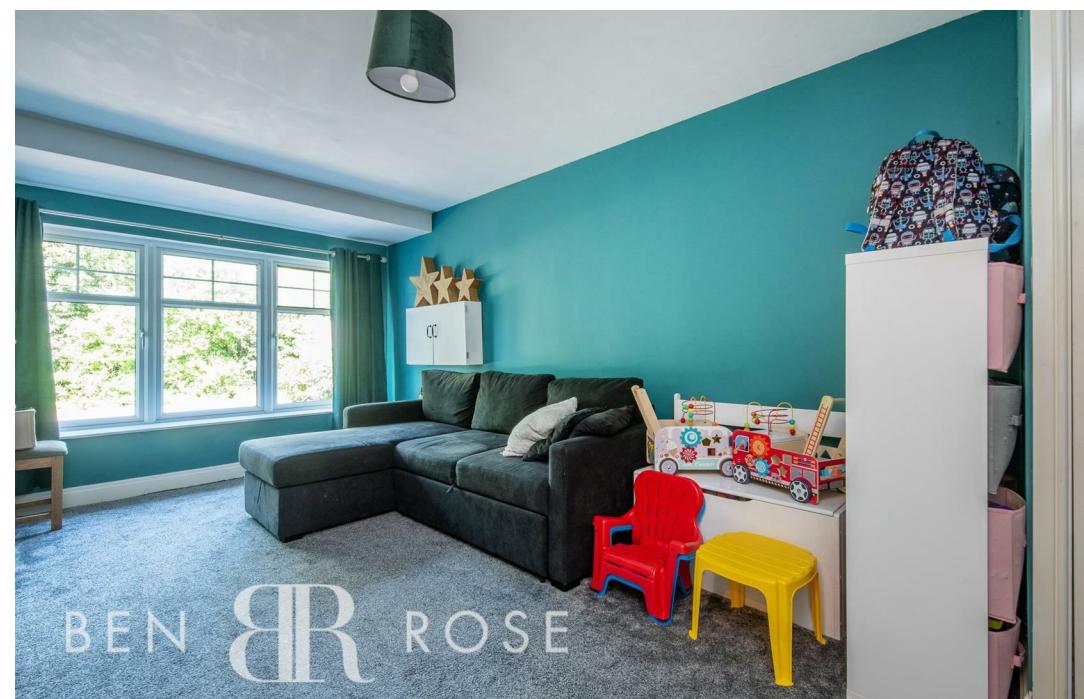


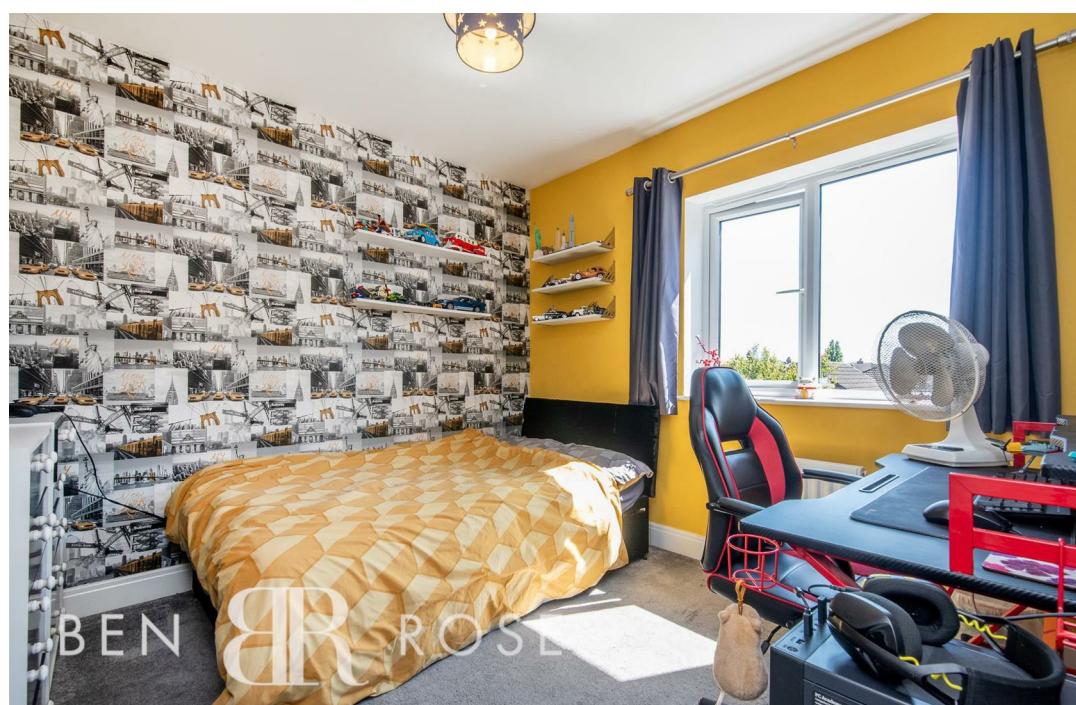
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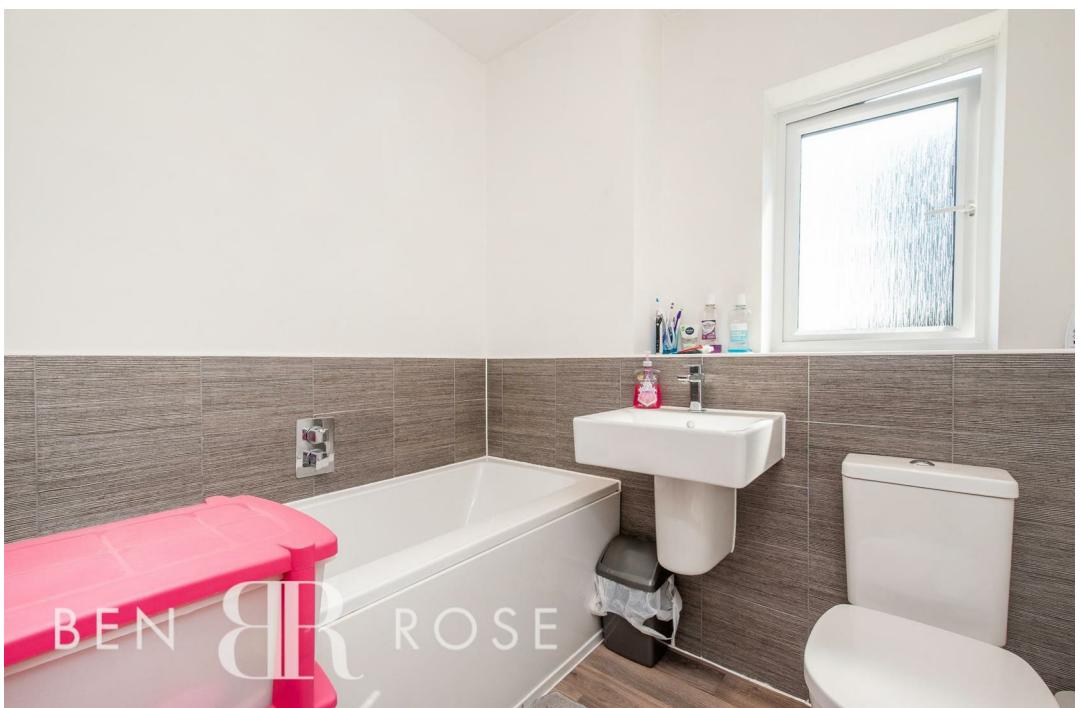




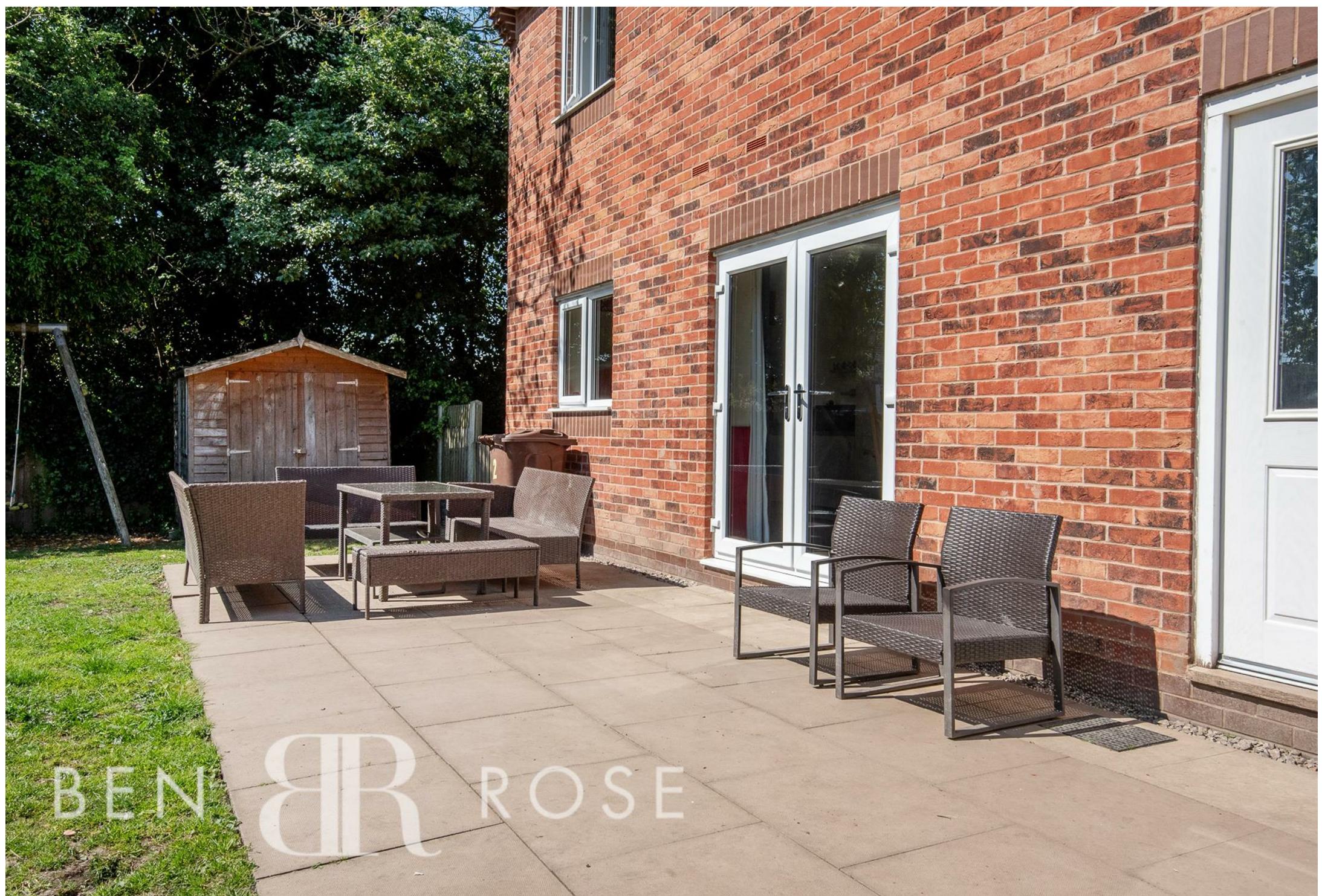




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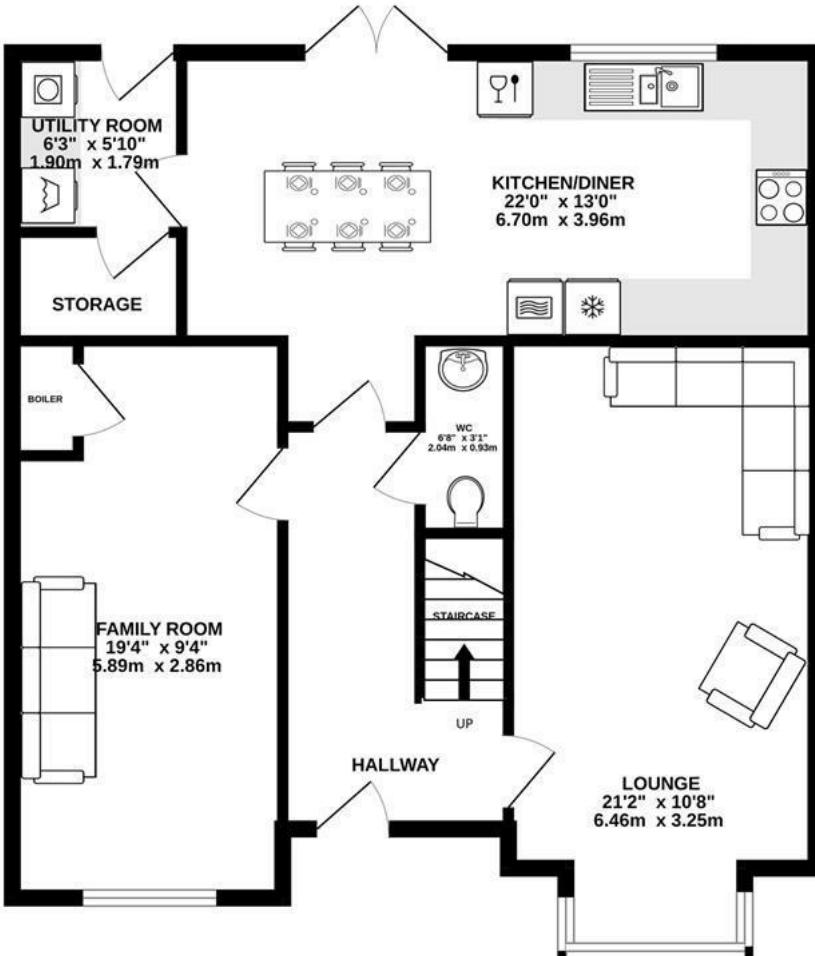
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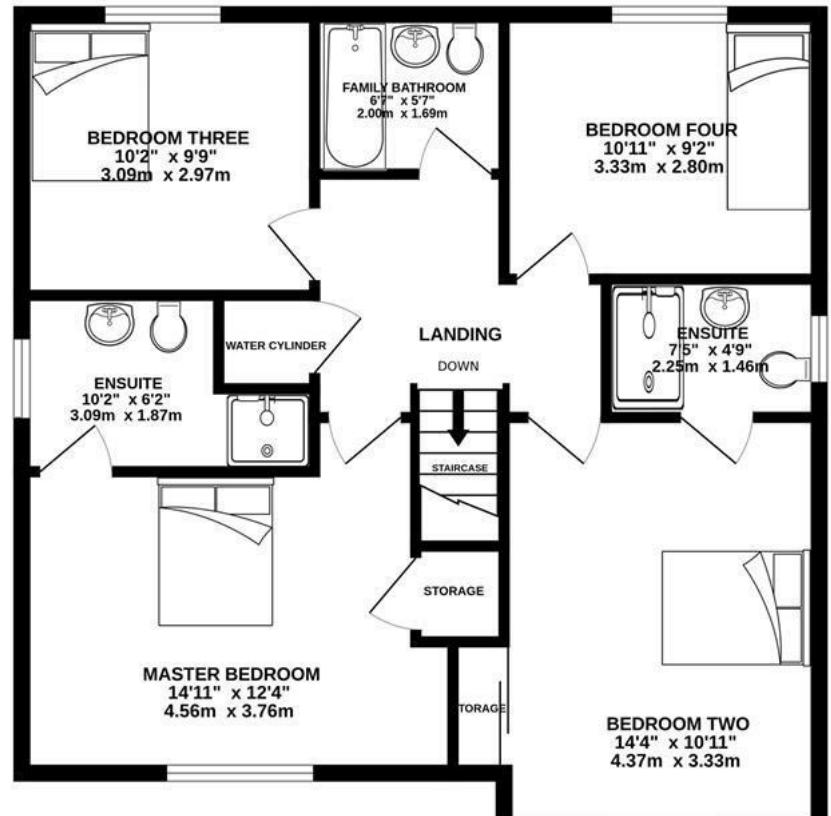
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GROUND FLOOR  
806 sq.ft. (74.8 sq.m.) approx.



1ST FLOOR  
750 sq.ft. (69.6 sq.m.) approx.



TOTAL FLOOR AREA : 1555 sq.ft. (144.5 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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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	
(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	

