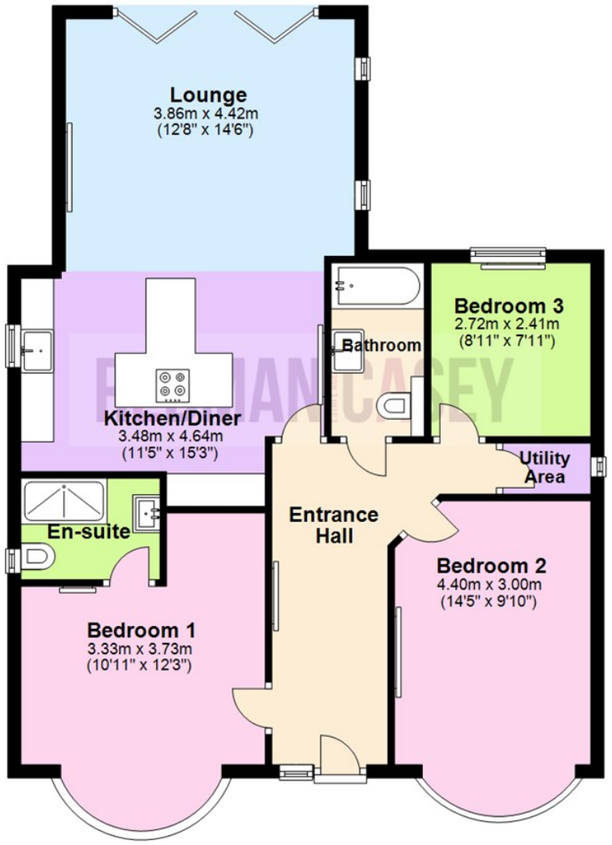
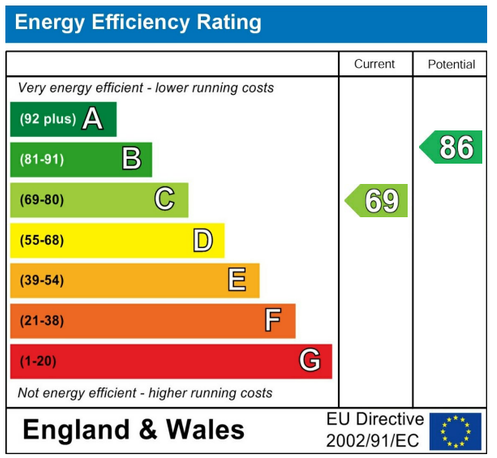
Ground Floor

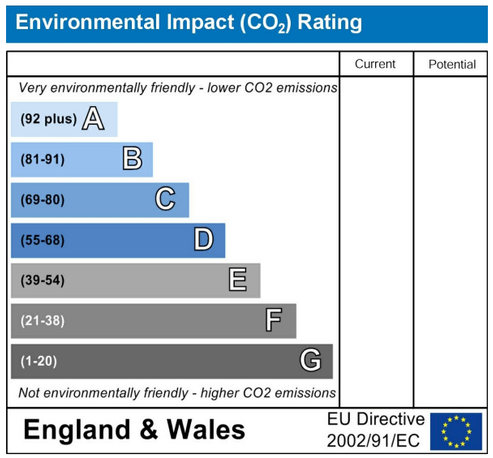
Approx. 83.9 sq. metres (903.0 sq. feet)



Total area: approx. 83.9 sq. metres (903.0 sq. feet)

The information provided in this brochure has been approved by the vendor, however they do not represent any form of contract and it must not be assumed that they are a final detail of what is being left in the property. The floor plans provided are a representation only and must not be relied upon for exact measurements. Please note,we have not tested any appliances or services and do not imply any warranty or guarantee unless specifically mentioned.
Plan produced using PlanUp.





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REDMAN CASEY ESTATE AGENTS

10 Levens Drive, Clayton Le Woods, Leyland, PR25 5SS

Stunning 3 bedroom detached true bungalow ideally located for access to local amenities such as Cuerden Valley Park, shops, schools and M6 motorway 2 minutes away. The property has been completely renovated to a very high standard throughout and offers superb accommodation with three bedrooms, en suite to master bedroom, family bathroom and a simply fabulous open plan lounge dining kitchen fitted with a quality German 'Nobilia' kitchen. Double bi fold doors leading out to rear garden. Situated at the top of a cul-de-sac the property is available with no chain and vacant possession and viewing is essential to appreciate the quality on offer.

£349,995

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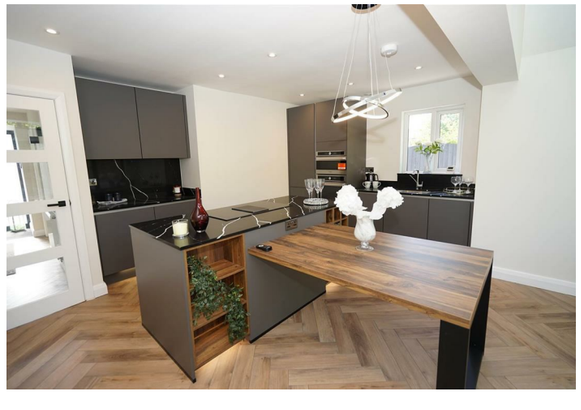

Situated at the head of a cul-de-sac this stunning detached true bungalow offers fantastic extended accommodation which has been fully modernised throughout to an exceptionally high standard. Reconfigured and extended the property comprises :- Spacious entrance hallway leading to a simply stunning open plan lounge, dining kitchen fitted with dark grey units by German company Nobilia, with feature island unit and dining area off, stunning Marble effect granite worksurfaces and hi spec built in appliances, vaulted ceiling over the lounge area and bi fold doors to the garden. Master bedroom with three piece en suite shower room two further bedrooms a family bathroom fitted with a modern three piece suite and a separate utility area for washing machine. Outside there is a gravel driveway to the front and side offering parking for multiple vehicles and a private rear garden with storage shed large paved sun patio, timber decking and lawn. Viewing is essential to appreciate all that is on offer with this simply stunning property.

Entrance Hall
Double glazed entrance door with frosted double glazed side panel, radiator, Ajax alarm system, luxury rigid vinyl flooring, four wall lights, ceiling with recessed spotlights, access to partially boarded loft space via a drop down ladder, door to:

Kitchen/Diner
11'5" x 15'3" (3.48m x 4.64m)
Fitted with a matching range of modern dark grey base and eye level units by Nobilia with drawers and shelving recesses, complementary black and white marble style granite worksurfaces, wine rack, underslung stainless steel sink unit with mixer tap, feature island unit with contrasting dining table off, integrated fridge/freezer and dishwasher, built-in eye level electric fan assisted double oven, induction hob with down draft extractor system, uPVC double glazed window to side, radiator, laminate flooring, ceiling with recessed low-voltage spotlights, open plan to:

Lounge
12'8" x 14'6" (3.86m x 4.42m)
Two uPVC double glazed windows to side, radiator, luxury rigid vinyl flooring, four wall lights, built in media wall, superb vaulted ceiling, double glazed bi-fold doors to garden.

Bedroom 1
10'11" x 12'3" (3.33m x 3.73m)
UPVC double glazed bay window to front, feature anthracite vertical radiator, door to:

En-suite
Fitted with three piece modern white suite comprising inset wash hand basin in vanity unit with cupboards under and mixer tap and tiled double shower enclosure, WC with hidden cistern, full height feature marble effect tiling to all walls, heated towel rail, extractor fan, wall mounted mirror with built in light. uPVC frosted double glazed window to side, marble effect tiled flooring.

Bedroom 2
14'5" x 9'10" (4.40m x 3.00m)
UPVC double glazed bay window to front, radiator.

Bedroom 3
8'11" x 7'11" (2.72m x 2.41m)
UPVC double glazed window to rear, radiator.

Bathroom
Fitted with three piece modern white suite comprising deep panelled bath with shower over and glass screen and inset wash hand basin, vanity unit with cupboards under and mixer tap, W C with hidden cistern, full height marble effect tiling to all walls, heated towel rail, extractor fan, wall mounted mirror with built in light. marble effect tiled flooring, ceiling with recessed spotlights.

Utility Area
2'7" x 4'5" (0.78m x 1.34m)
Plumbing for washing machine, uPVC frosted double glazed window to side, laminate flooring, ceiling with recessed spotlights.

Outside
Front garden, enclosed by timber fencing and mature hedge to sides, double width gravel driveway to the front and side with car parking space for two / three cars.
Private rear garden, enclosed by timber fencing to rear and sides with a large paved sun patio plus timber decking area, large timber garden storage shed with lawned area and mature flower and shrub borders, gravelled pathway leading from the side.

10 Levens Drive, Clayton Le Woods, Leyland, PR25 5SS **£349,995**