



EPC: B

Hampton Grove, Leyland, Lancashire

Offers Over: £475,000









A stylish four bedroom executive detached family home with no chain delay and located on a small gated exclusive development with a south facing rear garden and a fabulous open plan kitchen diner/family room. This superb family home offers an impressive living space to include an inviting hallway, downstairs WC, study/bedroom five, a generous size lounge with doors opening onto the rear garden, spacious open plan kitchen diner/family room with integrated Neff appliances and Bi-fold doors leading out to the rear garden, utility, impressive master bedroom with a large en-suite, three further well presented bedrooms and a contemporary style shower room. To the outside of the property the rear garden has been tastefully landscaped to include a generous size patio and astro turf making it very low maintenance. To the front of the property is an attractive small garden with a long driveway to one side leading to a detached single garage. A viewing is essential in order to appreciate to fabulous modern property.

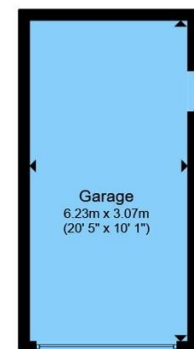




Ground Floor



First Floor



Garage

Total floor area 154.0 m² (1,658 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io





Council Tax Band: **E**

Tenure: **Leasehold**

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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