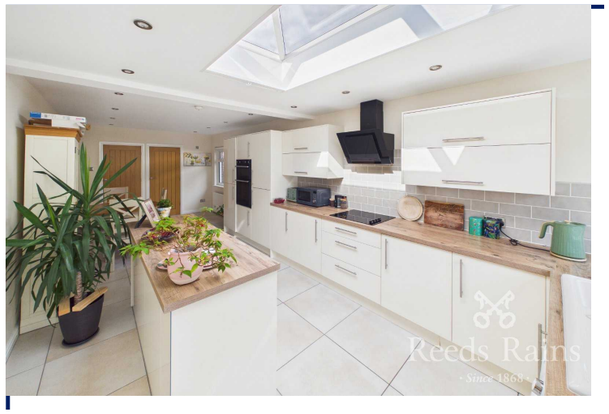




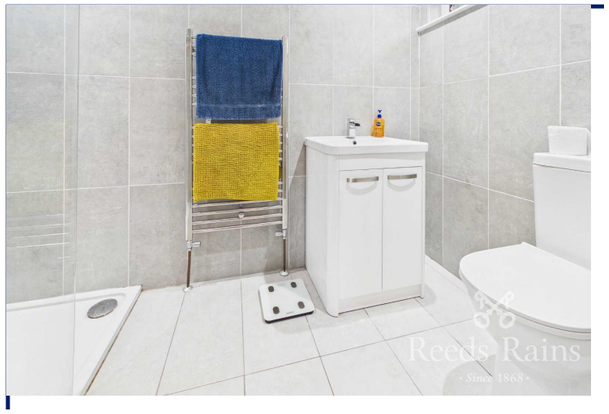












Lancaster Lane, Leyland,
Lancashire, PR25

Asking Price: £500,000
Freehold

Reeds Rains

reedsrains.co.uk

The Property Ombudsman

Lancaster Lane, Leyland, Lancashire, PR25

Asking Price: £500,000 Freehold

Council Tax Band: F
EPC Rating: C

WELL MAINTAINED EXTENDED DETACHED BUNGALOW OCCUPYING AN IMPRESSIVE PLOT WITH AMPLE OFF ROAD PARKING AND A LARGE AND PRIVATE SOUTH FACING GARDEN Located in a popular area providing excellent access to a range of amenities including shops, well regarded schools, the beautiful Cuerden Valley and transport links including the motorway network, this large, detached bungalow must be viewed to appreciate fully. The property is accessed via a welcoming reception hallway which provides access to a large lounge with feature multi fuel fire, ideal for those winter evenings and a lovely sitting room with bifold doors overlooking the rear garden. There is an impressive dining kitchen with a range of integrated appliances, an ideal entertaining area. To the front of the bungalow there are three double bedrooms the main having access to ensuite facilities. There is also a useful study room (currently set up as a gym) and a four piece bathroom. Most of the bungalow is triple gazed and there is also the benefit of underfloor insulation, The property is set on a large plot measuring approximately 0.3 acres. It is set back from the main road providing ample off-road parking to the front and a side driveway provides access to a tandem length garage. To the rear of the property there is a very well maintained garden ideal for a keen gardener. It provides a wonderful area in which to sit and relax or entertain friends and family. Offered for sale with no onward chain, call now to arrange your viewing.

Ground Floor

Entrance Porch
Accessed by a double glazed door. Tiled floor. Double glazed doors leading to the reception hallway.

Reception Hallway
Large and welcoming hallway providing access to the lounge, dining kitchen, three double bedrooms, office and bathroom. Two radiators. Useful large store cupboard with light. Loft access which is very spacious and offers the potential for further development if required.

Lounge
19'10" x 14'11" (6.05m x 4.55m)
Spacious lounge with two side facing triple glazed windows. Feature multi fuel fire with attractive tiled surround. Radiator. TV point. Access to the sitting room.

Sitting Room
13'5" x 9'1" (4.1m x 2.77m)
Side facing triple glazed windows and double glazed bifold doors leading out to the large south facing rear garden. Radiator. Door leading to the dining kitchen.

Dining Kitchen
25'11" x 10'7" (7.9m x 3.23m)
Side facing triple glazed window and additional ceiling lantern providing more natural light. Double glazed door leading to the garden. Range of wall and base units with worktop surfaces, centre island and 1 1/2 bowl sink unit with mixer tap. Integrated electric oven and hob with extractor hood over. Integrated fridge freezer, plumbed for washing machine. Part tiled walls and tiled floor. Radiator. Door leading to a large store cupboard with light and wall mounted gas central heating boiler.

Bedroom One
15'11" x 10'4" (4.85m x 3.15m)
Large double bedroom with side and front facing triple glazed windows. Radiator. Door leading to the ensuite.

En-Suite
Side facing triple glazed window. Three piece suite comprising hand basin, WC and large walk-in shower area. Tiled floor and walls. Extractor fan.

Bedroom Two
16'4" x 8'11" (4.98m x 2.72m)
Double bedroom with front facing triple glazed window. Radiator.

Bedroom Three
11' x 8'9" (3.35m x 2.67m)
Further double bedroom with side facing triple glazed window. Radiator. TV point.

Office
8'7" x 5'5" (2.62m x 1.65m)
Side facing triple glazed window. Heated towel rail. Currently set up as a gym.

Bathroom
Side facing triple glazed window. Four piece suite comprising hand basin, WC, panelled bath and shower cubicle. Tiled walls and floor. Heated towel rail.

Exterior
To the front of the property there is a large enclosed garden area meaning that the bungalow is well set back from the road. There is ample off road parking for several vehicles and a side driveway provides access to the detached tandem length garage.
To the rear of the property there is a South facing, private and well maintained garden ideal for a keen gardener. There are paved and decked patio areas, an extensive lawn and a a range of mature trees, shrubs and bushes. The patio area provides a pleasant outlook of the feature garden pond, an ideal area to sit and relax. There is a summer house, large well stocked wood store and gated access to the driveway.

Tandem Double Garage
31' x 9'4" (9.45m x 2.84m)
Accessed from the driveway by an up and over door. Double glazed windows and two personnel doors leading to the garden. Power, light and water. Partly partitioned off by a centre wall which could be removed if required.



For full EPC please contact the branch.

Agents Notes

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

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All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.
Measurements are approximate. Not to Scale. For illustrative purposes only.



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Other important information which you will need to know about this property can be found at reedsrains.co.uk