

## Property Particulars

### Leyland Lane, Leyland



- **Semi Detached Cottage in Excellent Grounds**
- **Lounge, Dining, Open to Stylish Kitchen**
- **Family Bathroom & En Suite**
- **Well Set With Frontage**
- **Four Bedrooms**
- **Cozy Front Lounge**
- **Gas Central Heating & uPVC Double Glazing**
- **Most Impressive Driveway & Gated Access**

**£355,000**

A fabulous opportunity to purchase a gorgeous semi detached cottage, being set in an extremely generous and private, sunny plot. There are four bedrooms, a large open plan lounge to dining and then open to a stylish well equipped contemporary breakfast kitchen. There is a further separate cozy lounge with a wood burner. There is a main family bathroom and an en suite. The grounds are sizeable and provide a large private front, accessed via a brick built gated recess, setting the high standard of the property on offer. There are further side gardens and then to the rear, where there is garden entertaining areas with patio, raised sun terrace and a central lawn, timber summer house, and side secure gated access. Close to local amenities, main road and excellent motorway connectivity. Viewing is essential to fully appreciate the size setting and layout of this beautiful cottage.

**Entrance Porch -**

A great size with door to front and door to front lounge room.

**Front Lounge - 15' 2" x 13' 10" (4.62m x 4.21m)**

A cozy bright lounge with a cast iron wood burner, uPVC double glazed window to the front, radiator, beamed ceiling, ceiling light and door to dining kitchen.



**Kitchen/Diner - 15' 9" x 15' 0" (4.80m x 4.57m)**

A contemporary well designed and equipped kitchen with a range of wall, drawer and base units with contrasting working surfaces, sink unit, Rangemaster cooking range, integrated dishwasher, washing machine, fridge freezer, breakfast bar peninsula with pendant light and spot lights to remaining kitchen, two uPVC double glazed windows to the rear and a recessed store area with wall mounted cupboards.



**Living Room & Dining -**

A fabulous open plan room which a great deal of natural light comes from a range of uPVC double glazed French doors and windows to the front, side and rear elevations, concealed radiator, two ceiling lights and spacious area for dining.



**First Floor Landing -**

With ceiling light and doors off.

**Bedroom One - 15' 10" x 14' 4" (4.82m x 4.37m)**

A lovely master bedroom with uPVC double glazed windows to rear and side elevations, sliding fitted wardrobe door to deep units, hanging rails and shelves, radiator, door to en-suite.



**En-suite -**

With a three piece suite comprising low suite W.C. wash hand basin set on a vanity unit, glazed shower enclosure, tiled elevations to shower and half tiled elevations to the suite, opaque double glazed window.

**Bedroom Two - 14' 4" x 13' 11" (4.37m x 4.24m)**

Another great size double with uPVC double glazed windows to the front and side, ceiling light and radiator.



**Bedroom Three - 15' 1" x 13' 11" (4.59m x 4.24m)**

Yet another generous double bedroom with uPVC double glazed window to the front, ceiling light and radiator.

**Bedroom Four - 9' 5" x 8' 11" (2.87m x 2.72m)**

Currently utilised as a home office with a uPVC double glazed window to the rear, radiator and ceiling light.

**Family Bathroom -**

With a three piece suite comprising "P" shaped panel bath with profile shower screening and an electric shower, wash hand basin set on a useful vanity unit, low suite W.C. fully tiled elevations, tiled flooring, opaque uPVC double glazed window to the rear and heated towel rail.



**Outside -**

The grounds to this amazing home are extremely generous and provide the cottage with a deep frontage with lawn gardens and lots of driveway parking being approached by most impressive brick built curved and gated walls making a formal entrance to any visiting guests.



**Rear and Side -**

To the rear there are cleverly designed areas for sitting and dining as well as a timber summer house, lawn gardens and side garden with a secure gated access.



**Disclaimer –**

The information displayed about this property within these particular are intended as a guide and all measurements are as an estimate. All appliances and services have not been tested by the agent and any purchaser should satisfy themselves with any reports deemed necessary.

**Viewing –** Strictly by prior arrangement with Marie Holmes Estates.

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**Opening Hours**

**Monday Friday 9.00am until 5.30pm Saturday 9.00am until 4.00pm**