



Maria B Evans Estate Agents Limited

192 Slater Lane, Leyland PR26 7SH

Offers in the region of £475,000



- Recently renovated, contemporary extended bungalow
- Providing stunning ground floor accommodation
- Open-plan living-dining-kitchen to the rear
- Beautifully appointed four-piece family bathroom
- Two good-sized double bedrooms
- Underfloor heating warming the ground floor
- Large room to the first suitable as bedroom, playroom, etc
- Good-sized rear garden ready to be cultivated
- Detached, brick-built garage with power and light
- Grey gravel driveway with parking for multiple vehicles
- A short walk from local shops and amenities
- Well-connected to transport links and commuter routes

This stylish contemporary home features a bright entrance, underfloor heating, and a spacious open-plan kitchen, dining, and living area with bi-folding doors to the garden. It offers two ground floor bedrooms, a modern bathroom, and a versatile first-floor room, all set in a convenient location close to shops, amenities, and transport links.

Welcome home...

An attractive approach sets the tone for this contemporary home, entered via an inset composite door that offers both shelter and natural light, complemented by overhead spot lighting and external wall lights. The entrance hallway creates an immediate sense of warmth and welcome, featuring oak-effect flooring that flows seamlessly throughout the main living spaces. Recessed downlights lit the space, while a neatly fitted cupboard to the side discreetly houses the meters and underfloor heating warms the entirety of the ground floor, adding a touch of everyday luxury.



The dream layout...

To the rear of the home, the highly sought layout unfolds. This generous space begins with a dining area, defined by a pendant light above. This flows into the living area, complete with a television point ideally suited for a media wall, while a striking lantern roof light above allows natural light to cascade beautifully into the room.



The kitchen is positioned to the far corner, appointed in a neutral color with light oak-effect accents and both cupped and circular handles. The wall and base units comprise of a Lamona combination microwave with oven and grill below, a refrigerator/freezer, induction hob with central extractor fan and dishwasher beneath the one-and-a-half inset sink unit finished with a matte chrome swan neck tap and an etched drainer to the side.



Full length units are equipped with electrical sockets providing a neat space to store appliances whilst the kitchen is finished with a central island topped with the same Silestone marble-effect counter offering breakfast bar seating for quick, informal meals. Integrated display lighting casts a warm, inviting glow from the shelving around whilst bi-folding doors expand across the rear, opening the space up to the outdoors in the warmer months.



The adjacent utility has been fitted with kitchen complementary units, holding plumbing for an automatic washing machine, a stainless-steel sink unit with etched drainer and external door to the side with an opaque glazed inset. Recess downlights also light this convenient space.



Sweet dreams...

This wonderful home offers two convenient ground floor bedrooms. Both of which are generously proportioned with front-facing bay windows, recess downlights and brick chimney features. They also include a television point, with bedroom one

having access to the understairs storage, equipped with light and a fitted cupboard with drawers to storage.



Bathroom bliss...

The bathroom has been beautifully finished with a contemporary suite. Wood effect flooring and marble-effect splash backs form a neutral, elegant backdrop to the suite which consists of a freestanding slipper bath with chrome tap and additional hand shower, a walk-in shower enclosed by glazed sliding doors and a twin vanity wash hand basin with monobloc taps and an oval mirror above offering a seamless touch. The suite is completed with a close coupled w.c., pewter heated towel rail, opaque window and recess downlights.



Rising above...

The first floor has been finished to present even further accommodation, stairs lead you up with a spotlight and Velux window providing light and storage available to the side. An oak paneled door opens into a large room with two Velux windows, recess downlights and a radiator. This is a perfect space for a master bedroom for those wanting their bedspace on the first floor or subsequently, a guest room, playroom or games room.



A further oak door opens into a space suitable for an en suite, also having a Velux window and spotlight, or just accessible storage.



Yours to cultivate...

The rear garden presents a perfect space to shape and mold as you desire with timber fence borders offering privacy, sheltered further by mature trees beyond, this fresh, spacious canvas offers a variety of opportunities.



The detached, brick-built double garage exists to the side with sensor lighting to the front, a roller shutter door and power and light. Timber gates to either side provide pedestrian access to the rear garden.



On your doorstep...

This property benefits from a high-level of connectivity and practical networks, making for effortless day-to-day living. Within just a few minutes, you can access shops such as Sainsbury's and Tesco Express whilst healthcare needs are covered by nearby pharmacies and GP services, and a spread of cafes and restaurants ensure options for a quick bite or relaxed evening out. The area is also anchored by key transport links and petrol stations, making commuting and travel seamless.

Viewing is strictly by appointment through Maria B Evans Estate Agents

We are reliably informed that the Tenure of the property is Freehold

The Local Authority is South Ribble Borough Council

The EPC rating is C

The Council Tax Band is D

The property is served by mains drainage

Please note:

Room measurements given in these property details are approximate and are supplied as a guide only. All land measurements are supplied by the Vendor and should be verified by the buyer's solicitor. We would advise that all services, appliances and heating facilities be confirmed in working order by an appropriately registered service company or surveyor on behalf of the buyer as Maria B. Evans Estate Agency cannot be held responsible for any faults found. No responsibility can be accepted for any expenses incurred by prospective purchasers.