



15 Kielder Gardens, Leyland

Offers in Region of £425,000





15 Kielder Gardens

Leyland, Leyland

*** ATTRACTIVE MODERN DETACHED / FOUR BEDROOMS / OFFICE / KITCHEN DINER / UTILITY ROOM / WC & EN-SUITE / DRIVEWAY PARKING & DETACHED GARAGE / PRIVATE ACCESS / DG & GCH / SOLAR PANELS / IDEAL FAMILY HOME / VIEWINGS HIGHLY RECOMMENDED ***

Council Tax band: E

Tenure: Leasehold

- Attractive Modern Detached
- Four Bedrooms
- Kitchen Diner
- Office/Study
- Utility Room
- WC & En-Suite
- Private Rear Garden
- Driveway Parking & Detached Garage
- DG, GCH & Solar Panels



Entrance Hall

16' 9" x 5' 1" (5.11m x 1.55m)
(width increasing to 2.38m) Front facing entrance door, radiator, neutral décor and staircase leading to the first floor.

Lounge

17' 7" x 12' 2" (5.37m x 3.71m)
(5.77m to Bay) Front facing double glazed Bay window, two radiators and neutral décor with feature decorated wall.

Kitchen Diner

14' 1" x 20' 2" (4.29m x 6.14m)
Rear facing double glazed window and double glazed Bay with rear & side facing windows and rear facing double glazed French doors giving access to the private rear garden, radiator, ceiling spot lights, neutral décor, modern fitted kitchen with a good selection of wall and base units, granite work surfaces and splash backs plus feature coloured glass splash backs, stainless steel sink and mixer tap, gas hob, extractor and double oven, integrated dish washer, fridge & freezer and wine fridge, dining area, tiled floor and access to the utility room.

Utility Room

8' 3" x 5' 3" (2.52m x 1.6m)
Rear facing door giving access to the private rear garden, radiator, fitted utility with a good selection of wall and base units, complimentary work surfaces and splash backs, sink & drainer, space for a washing machine and dryer, tiled floor.

Office

9' 4" x 7' 8" (2.85m x 2.33m)
Front facing double glazed window, radiator, neutral décor with feature decorated wall, ideal home office or play room.





WC

4' 11" x 4' 11" (1.49m x 1.5m)

Side facing double glazed frosted window, radiator, two piece suite comprising WC & pedestal sink, part tiled walls and tiled floor plus under stair storage cupboard.

First Floor Landing

6' 11" x 13' 0" (2.11m x 3.97m)

Side facing double glazed window, radiator, neutral décor with feature decorated wall, cylinder/storage cupboard and loft hatch with drop down ladders leading to a part boarded loft ideal for storage.

Bedroom One

12' 9" x 12' 2" (3.89m x 3.71m)

(length increasing to 4.51m) Front facing double glazed window, radiator, neutral décor with feature decorated wall, double bedroom with fitted wardrobes.

En-suite

7' 1" x 4' 5" (2.16m x 1.34m)

Side facing double glazed frosted window, heated towel rail, expel air, three piece suite comprising WC, pedestal sink and walk in shower, tiled walls and Karndean flooring.



Bedroom Two

9' 9" x 14' 4" (2.97m x 4.36m)

Two rear facing double glazed windows, radiator, neutral décor with feature decorated wall, double room and fitted wardrobes.

Bedroom Three

9' 6" x 13' 4" (2.89m x 4.07m)

Two front facing double glazed windows, radiator, neutral décor with feature decorated wall, double room and fitted wardrobes.



Bedroom Four

10' 2" x 7' 6" (3.11m x 2.28m)

Rear facing double glazed window, radiator, neutral décor with feature decorated wall and fitted wardrobes.

Family Bathroom

8' 8" x 7' 4" (2.65m x 2.23m)

Rear facing double glazed frosted window, heated towel rail, expel air, four piece suite comprising WC, pedestal sink, panel bath & walk in shower, tiled walls.

Garden

Attractive front garden with paved pathway leading to the front door, planting beds and hedged boundary. Side gated access to the private rear garden with paved patio seating areas, lawn, planting beds, external water supply and fenced boundaries.

Garage

16' 12" x 8' 12" (5.17m x 2.74m)

Front facing manual garage door, lights & power.

Revilo Insight

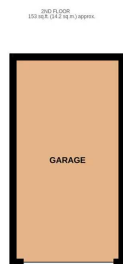
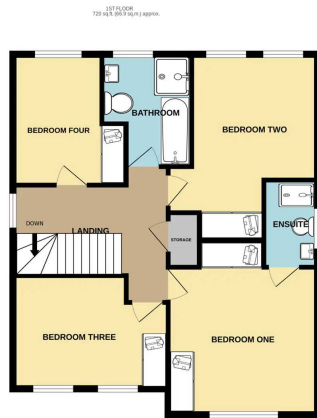
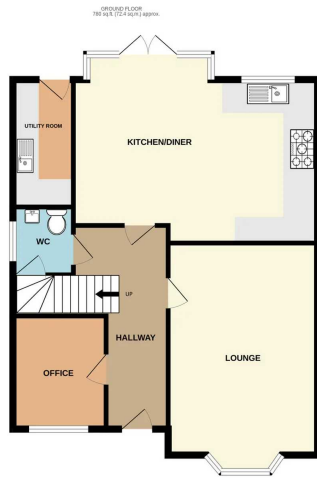
Tenure: Leasehold / Title No: LAN174078 / Class Of Title: Absolute / Date: 30 December 2015 / Term: 155 years from 1 January 2014 / Tax Band: E / Parking: Driveway Parking & Garage.

ON DRIVE

3 Parking Spaces

Driveway parking for up to three vehicles leading to a detached single garage.





TOTAL FLOOR AREA : 1652 sq.ft. (153.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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