

The Pines, Leyland

PR26 7AP

In Excess of £325,000







Fabulous extended four bedroom detached property on a quiet cul de sac in a popular residential location within easy reach of excellent schools, town centre amenities and primary transport routes. To the front, the tarmac driveway can accommodate up to four vehicles and leads to the garden which is mainly laid to gravel with raised beds and seating areas. Step into the entrance hallway with the home office immediately to the left. Opposite is the spacious, bay fronted living room with double doors opening to the heart of the house. This wonderful family space naturally divides into discrete dining and seating areas with the kitchen comprising a range of wall and base units, central island, Belfast sink and drainer and integrated appliances including electric hob, microwave, oven and grill. In pride of place is the bespoke bar making this the perfect place to enjoy and entertain. Completing the ground floor is the utility room with Worcester combi boiler and space, power and plumbing for appliances, the cloakroom with wash hand basin and wc, and finally the playroom. Externally, the garden has a lower terrace and barbeque area, raised beds and an upper decked area with pergola over and, for ease, there is a lazy lawn and external lighting. As well as a shed to the side, there is a store room with power and light, and a first class garden room which currently doubles as a gym.





Back inside, to the first floor, bedroom one benefits from en suite comprising rainfall shower in cubicle, floating wash hand basin, wc and ladder heated towel rail. There are two further double bedrooms each with built in storage and a comfortable single. The bathroom is tiled and panelled with bath and rainfall shower over, floating wash hand basin, wc and ladder heated towel rail. With over 1500 square feet of accommodation on offer, this is a wonderful family home.

Council Tax band: E

Tenure: Freehold

- Extended detached property
- Four bedrooms
- Lovely, large family room
- Home office
- Gym
- Ample off road parking



**Eccleston Branch**

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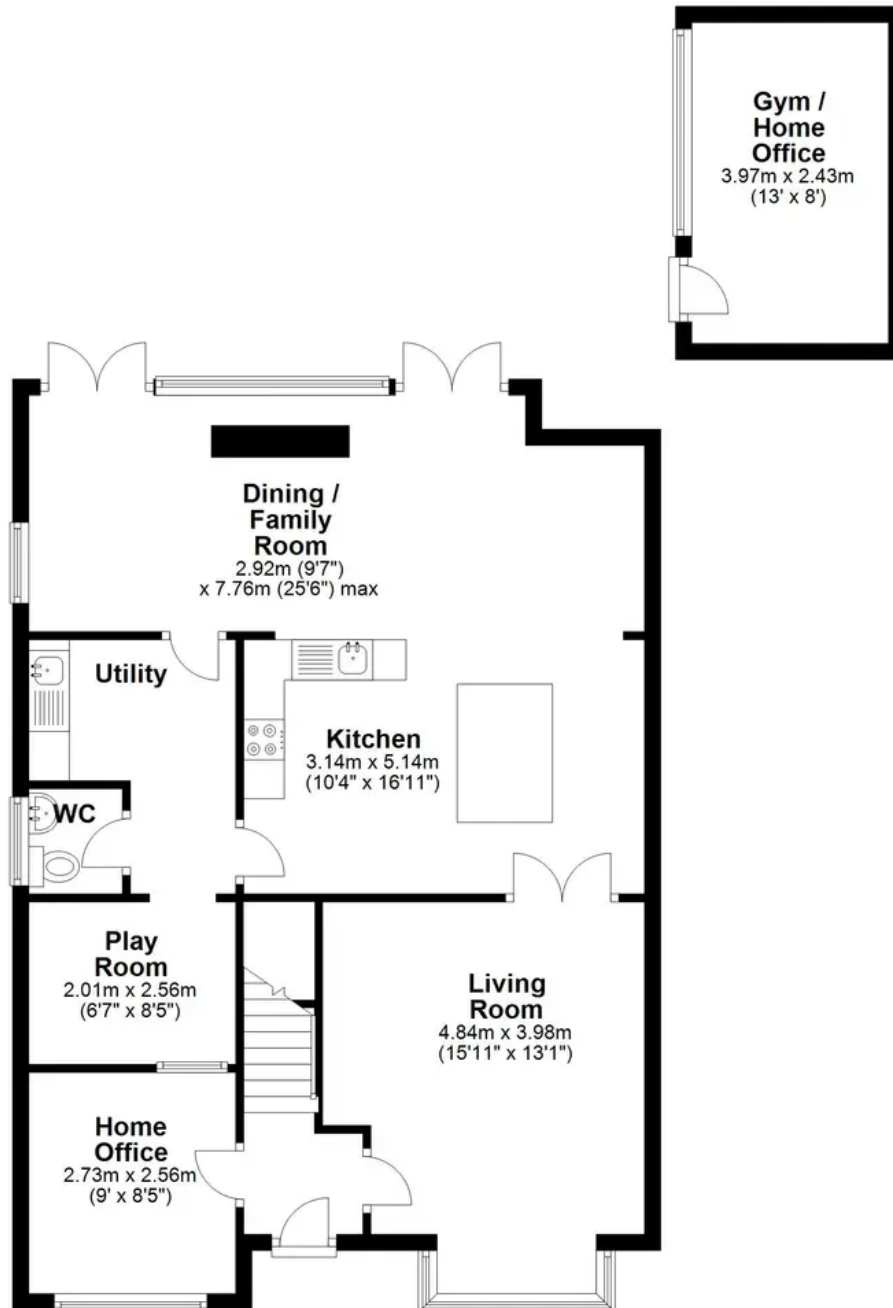
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## Ground Floor

Approx. 91.4 sq. metres (984.1 sq. feet)



## First Floor

Approx. 55.9 sq. metres (602.0 sq. feet)



Total area: approx. 147.3 sq. metres (1586.1 sq. feet)

THIS FLOOR PLAN IS FOR ILLUSTRATION ONLY AND IS NOT A SCALE DRAWING, SQFT IS AN APPROXIMATE GUIDE  
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