



Ivy Court, Leyland

Leyland

£295,000





Fabulous three bedroom detached property on a corner plot bordered by trees and mature planting in a quiet cul de sac location. On the very popular Lovell Home development close to primary transport routes, town centre amenities and the beautiful Worden Park. The tarmac driveway can accommodate several vehicles and a pathway leads round to the main entrance. Step into the entrance hallway with porcelain tiled flooring and cloakroom comprising wc and floating wash hand basin off. The living room has patio doors overlooking the garden and the dining kitchen comprises a range of wall and base units with integrated appliances including gas hob, double electric oven and grill, dishwasher, refrigerator and freezer. Externally the gardens are very private with lawns to three sides giving plenty of space in which to entertain or just relax. Back inside, stairs lead up to the first floor landing with airing cupboard and access to the loft. Bedroom one has plenty of natural light from windows to two elevations, built in storage and en suite comprising floating wash hand basin, wc and mixer shower in cubicle. There are two further double bedrooms, and the family bathroom comprises bath, floating wash hand basin and wc. Elegant and modern and with seven years of NHBC warranty to go, this energy efficient family home has plenty to offer.

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Council Tax band: D

Tenure: Freehold

- Modern detached property
- Three double bedrooms
- Cul de sac location
- Corner plot
- Private gardens to three sides
- Beautifully presented



**Eccleston Branch**

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**Coppull Branch**

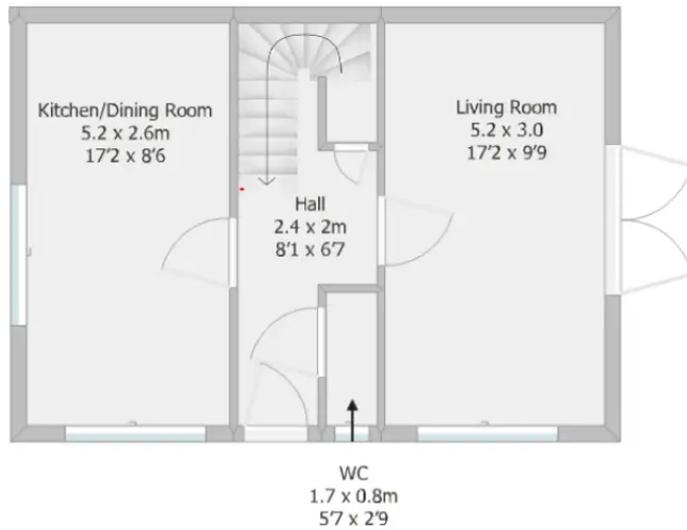
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## 15 Ivy Court

Ground Floor  
36.3 sq m (approx)  
390.7 sq f (approx)



First Floor  
36.3 sq m (approx)  
390.7 sq f (approx)



Drawing not to scale and is for illustrative purposes only.  
Drawn using RoomSketcher.