



Lynx Place, Leyland

PR26 7BS

£385,000



Striking and spacious executive home in a quiet location overlooking a wildlife area to the front, with four double bedrooms, delightful family room and southwest facing rear garden. This lovely family home is The Hale built in stone on the Centurion Village development, has been significantly upgraded and has over 8 years NHBC warranty remaining. The driveway can accommodate two vehicles and leads to the garage with up and over door, electric vehicle charging point and main entrance. Step into the main entrance with cloak cupboard and Amtico flooring which runs through most of the ground floor. The living room has open views to the front, and to the rear the heart of the house has plenty of room for both dining and comfortable furniture and the kitchen comprises a range of wall and base units with gas hob, eye level electric oven and grill, refrigerator, freezer and dishwasher. Leading off, a separate utility room has space, power and plumbing for additional appliances and cloakroom comprising wc and wash hand basin. Patio doors open to the largest garden on this part of the Village with porcelain tiles giving a touch of opulence and with the rest of the garden being lazy lawn and crushed slate, this means that you can relax and entertain without having to worry about cutting the grass. Back inside, stairs lead to the first floor landing with large linen cupboard. All four of the bedrooms are good sized doubles with bedroom one having en suite comprising mixer shower in cubicle, wc and wash hand basin. Completing the first floor, the family bathroom has bath with screen and thermostatic mixer shower over, wc and wash hand basin.



Striking and spacious executive home in a quiet location overlooking a wildlife area to the front, with four double bedrooms, delightful family room and southwest facing rear garden. With over 1500 square feet of accommodation this is a first class family home.

Council Tax band: E

Tenure: Freehold

- Detached property
- Four double bedrooms
- Large dining kitchen
- Over 1500 square feet of accommodation
- South west facing garden
- Overlooking a wildlife area



HOME TRUTHS
SALES AND LETTING AGENT

Eccleston Branch

265 The Green, Eccleston, PR7 5TF
01257 451673

Coppull Branch

244 Spendmore Lane, Coppull, PR7 5DE
01257 794588

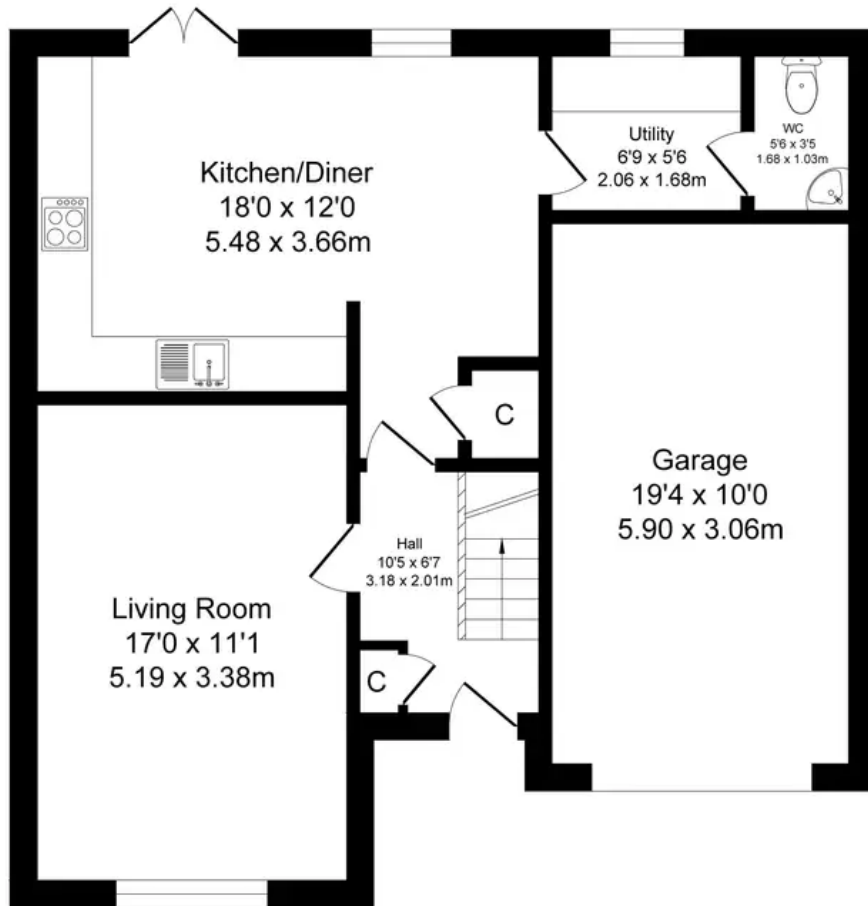
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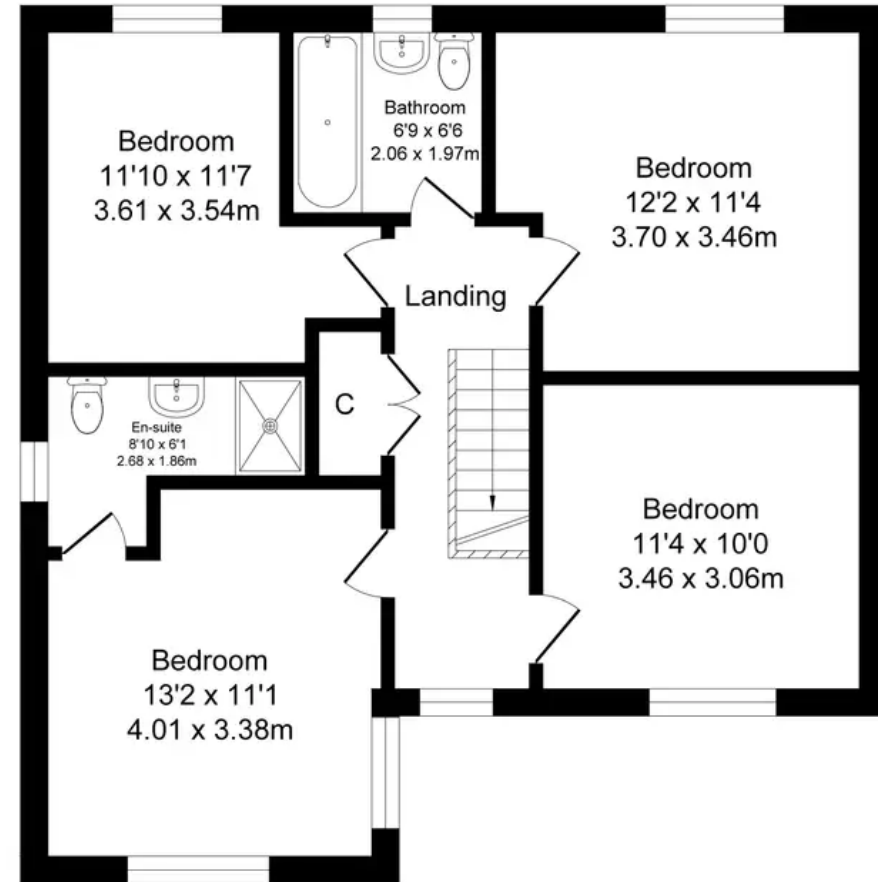
Lynx Place

Total Approx. Floor Area 1524 Sq.ft. (141.6 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Ground Floor
Approx. Floor Area 771 Sq.Ft
(71.6 Sq.M.)



First Floor
Approx. Floor Area 753 Sq.Ft
(70.0 Sq.M.)

