



Lynx Place, Leyland

PR26 7BS

£325,000



Delightful, stone built four bedroom detached property in a quiet location opposite a wildlife area on the popular Centurion Way development with solar panels and photovoltaic cells for maximum energy efficiency and available with no upward chain. The tarmac driveway can accommodate two vehicles and leads to the garage, with eaves storage, power and light, and the main entrance. Step into the hallway with cloakroom off comprising wc and wash hand basin. To the front, the living room is designed so you can make the most of any home entertainment system and, to the rear, the dining kitchen comprises a range of wall and base units with breakfast bar, electric oven and grill, gas hob with extractor over and separate utility cupboard housing the Ideal Logic combi boiler, alongside space, power and plumbing for other appliances. Patio doors open to the south west facing rear garden which is mainly laid to lawn and benefits from external water and power supplies. Back inside, carpeted stairs with return lead to the first floor landing and loft access. Bedroom one is to the front with en suite comprising mixer shower in cubicle, wash hand basin and wc. Bedroom two is a second double to the rear with bedrooms three and four, comfortable singles. Completing the first floor, the family bathroom comprises bath with screen and mixer shower over, wc and wash hand basin. With over 1100 square feet of modern accommodation this is a great family home which also benefits from an electric vehicle charging point, high quality blinds throughout, integral envirovent air circulation system and, the permitted development rights intact.



Delightful, stone built four bedroom detached property in a quiet location opposite a wildlife area on the popular Centurion Way development with solar panels and photovoltaic cells for maximum energy efficiency, over 1100 square feet of accommodation, and available with no upward chain.

Council Tax band: D

Tenure: Freehold

- Stone built detached property
- Four bedrooms
- South west facing garden
- Dining kitchen
- Over 1100 square feet of accommodation
- No upward chain



**Eccleston Branch**

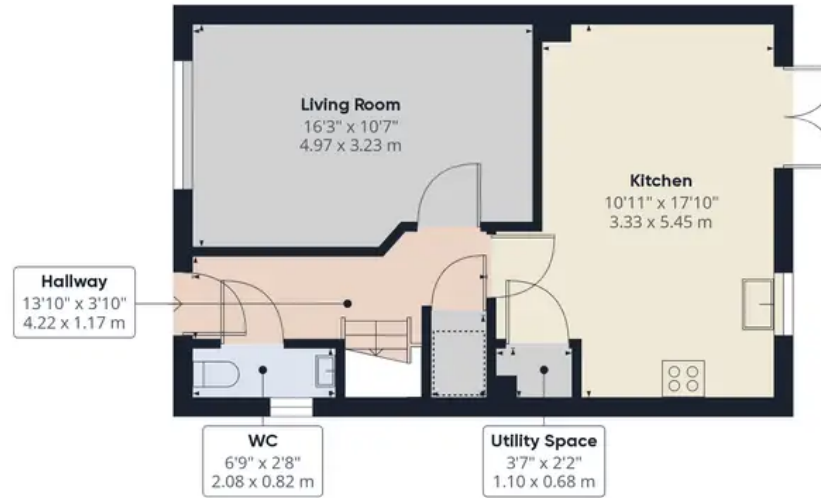
265 The Green, Eccleston, PR7 5TF  
01257 451673

**Coppull Branch**

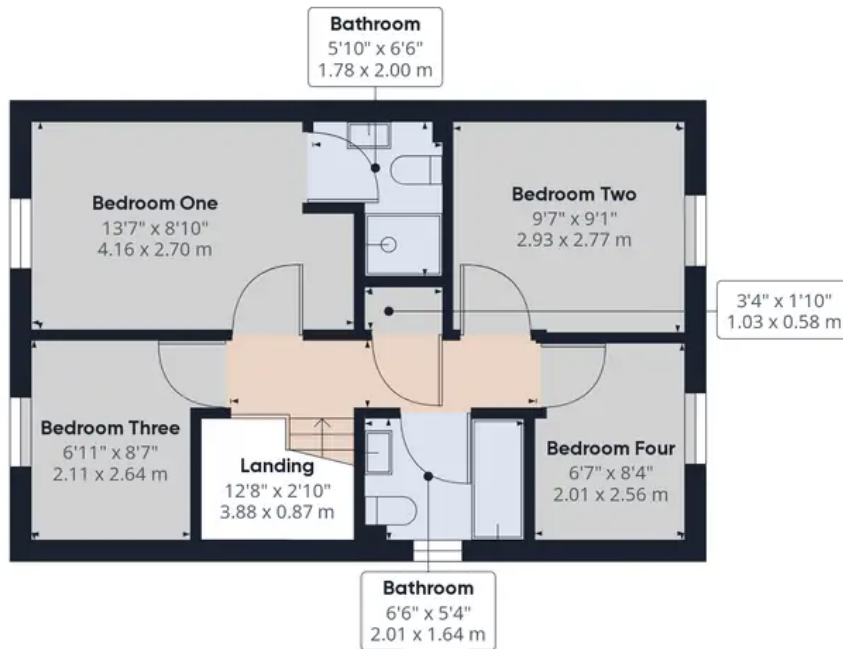
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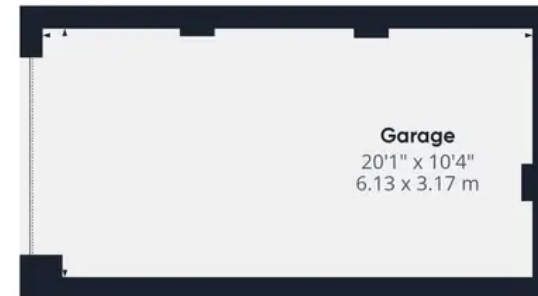




Floor 1 Building 1



Floor 2 Building 1



Floor 1 Building 2

Approximate total area<sup>0</sup>

1138.49 ft<sup>2</sup>

105.77 m<sup>2</sup>

Reduced headroom

7.87 ft<sup>2</sup>

0.73 m<sup>2</sup>

Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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