

HOME  TRUTHS



Wigan Road, Leyland

PR25 5SD



£375,000



A stunning family home in a sought after residential area with large gardens to the rear and ample off road parking. Originally a two bedroom bungalow, Wyndom has been beautifully extended to provide over 1600 square feet of sumptuous and versatile accommodation. Drive through the electric gates onto the block paviour driveway with large gravelled area providing parking for several vehicles including a caravan or motorhome. The main entrance is screened by mature planting, and step into the vestibule with tiled flooring and from there into the living room with feature stone fireplace and Karndean flooring which flows through much of the ground floor. To the rear, the heart of the house has plenty of space for both dining and comfortable furniture, with the kitchen comprising a range of wall and base units topped by granite work surfaces and etched drainer and having integrated appliances including induction hob, electric oven and grill, dishwasher, refrigerator, freezer and microwave. The garden room lives up to its name with patio doors leading outside.

Completing the ground floor are bedrooms two and three to the front and rear respectively, both of which enjoy bay windows and plenty of natural light. The elegant ground floor bathroom comprises tiled elevations, slipper bath, wash hand basin in vanity, wc, rainfall mixer shower in cubicle and ladder heated towel rail. Step outside into the delightful and private garden with numerous seating spaces to take advantage of the sun at various times of the day. Immediately outside the patio doors is a block paviour terrace, composite decking and formal garden bordered by magnolia, buxus, camellia and azalea.



Stroll through the archway smothered in ivy and clematis to the entertaining part of the garden with covered pergola, large lawned area, wildlife pond, greenhouse, raised beds and mature shrubs including wisteria, apple tree, holly, lilac and acers. The larger than average garage is also alarmed and has power and light as well as plumbing for additional appliances. Back inside an oak and glass staircase take you up to the first floor master suite. With lounge area flowing into the bedroom that would grace a first class hotel, and the stylish en suite comprises tiled flooring with panelled elevations, wash hand basin on floating vanity, wc and mixer shower in cubicle. With real attention to detail throughout including remote controlled blinds, Envirovent air circulation system, and beautifully presented, this is a wonderful place to call home.



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Eccleston Branch

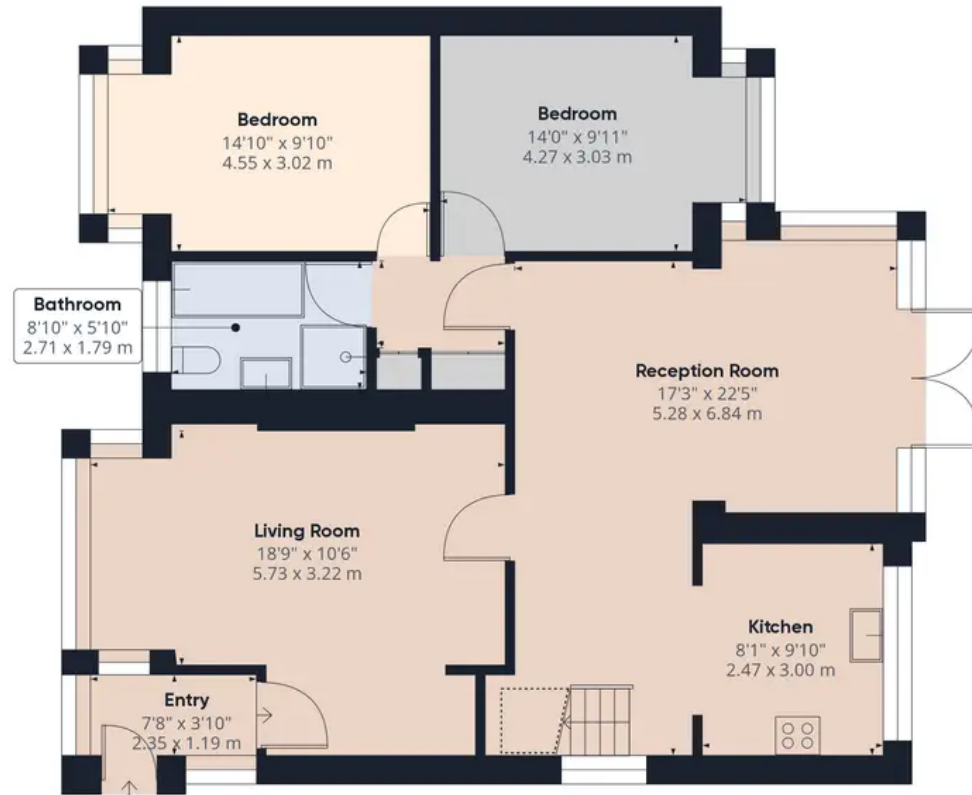
265 The Green, Eccleston, PR7 5TF
01257 451673

Coppull Branch

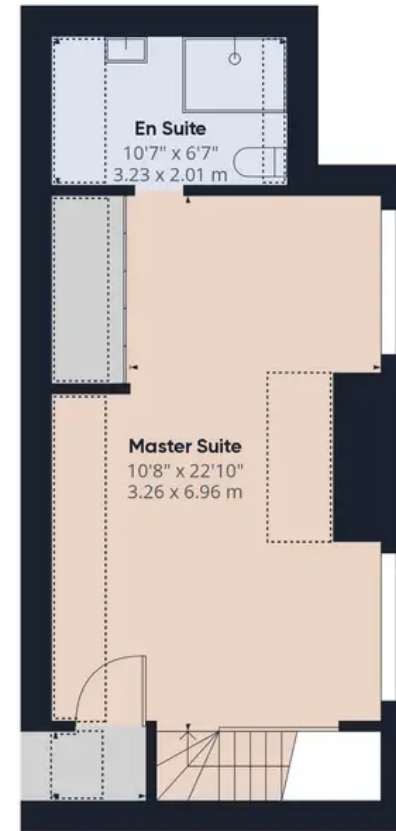
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Floor 1 Building 1



Floor 2 Building 1



Floor 1 Building 2

Approximate total area⁽¹⁾

1630.8 ft²

151.51 m²

Reduced headroom

109.7 ft²

10.19 m²

(1) 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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