



**Easy Home Sales**  
Independent Residential Sales Agents

**404 Leyland Lane, Leyland  
PR25 1TB**

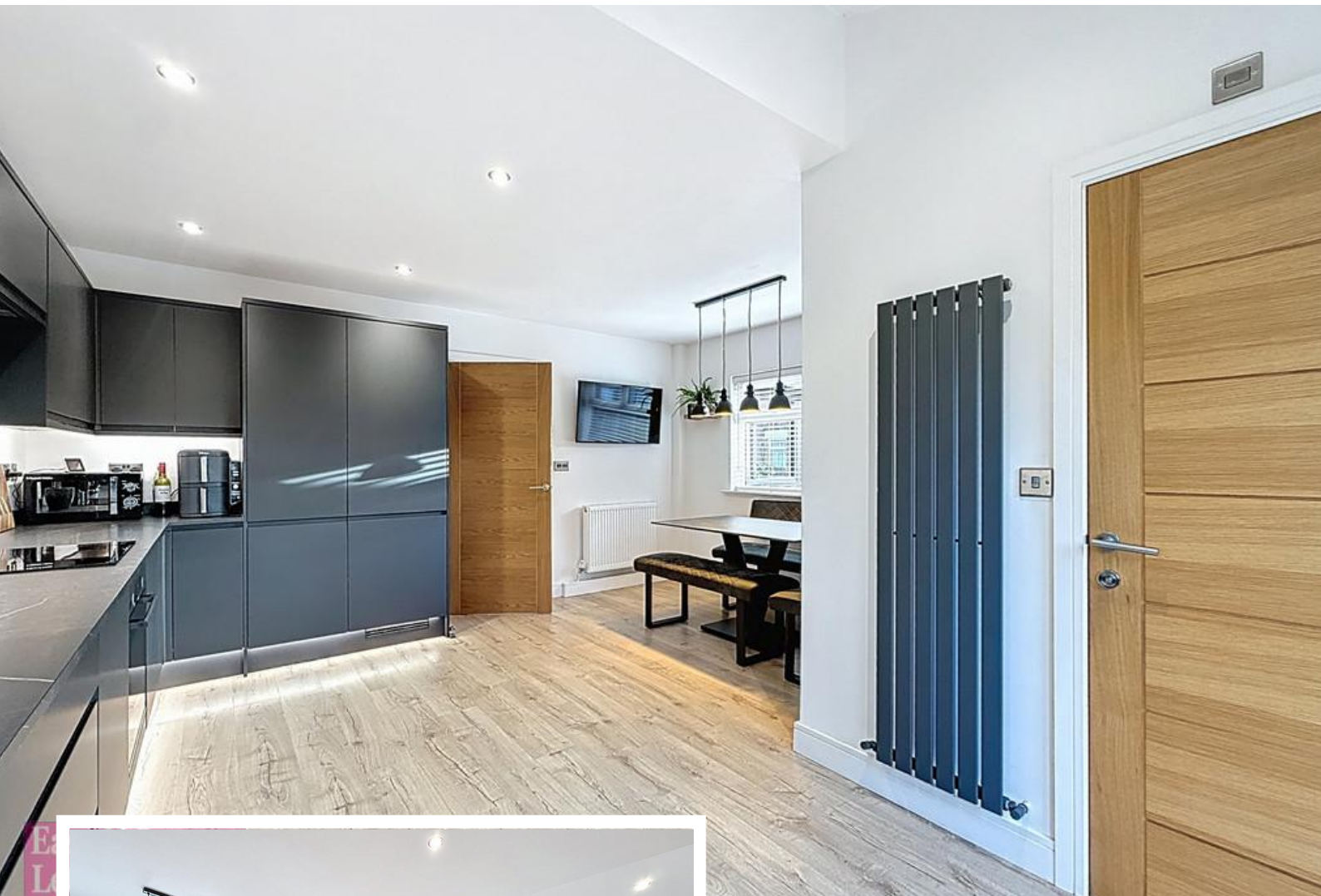
- Newly Fitted Kitchen/Diner
- Three Bedrooms
- Large Driveway With Electric Gates
- Garden Front And Back

**Offers Over £395,000**

**EPC Rating 'D'**



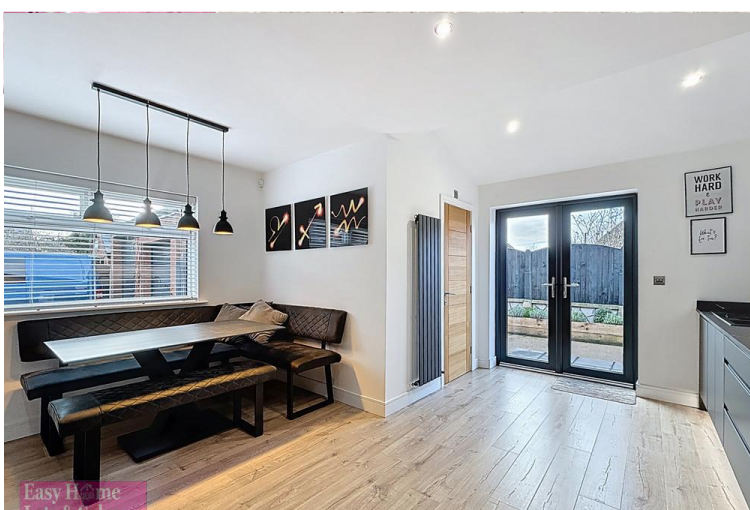




## Property Description

Easy Home Sales is delighted to bring to market this beautifully presented three-bedroom detached true bungalow, occupying an excellent plot with large, detached brick double garage, situated in a very popular location within Leyland close to local amenities and schools. Offering a superb balance of indoor and outdoor living space, the property has been finished to a high standard throughout and is ready to move straight in to.

Upon entering the property, you are welcomed into an entrance porch that opens into a central hallway providing access to all rooms. The well-presented lounge enjoys views of the attractive front garden and offers ample space for a large corner sofa, with provisions for wall-mounted TV and a feature floating shelving unit, adding a stylish finishing touch to this inviting room.







The stunning, contemporary fitted kitchen features a superb range of anthracite grey units and integrated appliances, including an oven and induction hob. There is generous space for a dining suite, creating a perfect setting for family meals and entertaining. Double French doors open onto the rear patio, allowing natural light to flood the room. Within the kitchen area, you will also find a convenient W/C and utility space housing the washing machine and tumble dryer, with additional room for coats, shoes, and other essentials.



The hallway leads to three generously sized bedrooms. The master bedroom is a spacious double and benefits from built-in wardrobes. The second bedroom also comfortably accommodates a double bed, while the third bedroom currently includes built-in wardrobes and a single bed. The family bathroom is fitted with a bath and overhead shower.

The property is further enhanced by double electric gates that open onto a spacious driveway leading to a double garage. The garage provides ample room for alternative uses-such as a home gym-while still offering space for secure off-road parking or additional storage.







Externally, the property boasts a beautifully maintained wraparound garden, thoughtfully designed for family living. A charming patio offers the ideal spot for outdoor dining and entertaining, while a covered seating area at the rear of the bungalow allows for year-round enjoyment of the fresh air, even on rainy days.

This property perfectly blends comfort, convenience, and contemporary style, making it an exceptional choice for those seeking a spacious family home in a well-connected location. This stunning home must be viewed to fully appreciate the size, quality, and attention to detail on offer. To arrange a viewing, please contact the team at Easy Home Lets & Sale.

Do you have a property to sell?

If you have a property to sell or thinking of selling, we can offer a free market appraisal from our experienced sales team.

Please note:

Room and land measurements given in these property details are approximate and are supplied as a guide only and should be verified by the buyer's solicitor. We would advise that all services, appliances and heating facilities be confirmed in working order by an appropriately registered service company or surveyor on behalf of the buyer as Easy Home Sales cannot be held liable for any faults found. We endeavour to make our sales particulars and information provided as accurate and reliable as possible, however, they do not constitute or form part of any offer or any contract and none is to be relied upon as statements of representation or fact. No responsibility can be accepted for any expenses incurred by prospective purchasers, all information should be verified by the buyer's own solicitor and/or surveyor.







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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements