



Dunkirk Lane, Leyland

PR26 7SN





Beautifully extended and thoughtfully arranged for ease of living and relaxation, this four bedroom detached property offers almost 1,600 square feet of sumptuous accommodation and superb indoor and outdoor entertaining space. Although the property's address is Dunkirk Lane, the current owners conveniently access the home via Pintail Close, making everyday parking and entry simple and practical. Step inside directly into the dining kitchen, which forms the social hub of the home and comprises a range of wall and base units with breakfast bar and integrated appliances including induction hob, multi oven, electric oven and grill, dishwasher, washing machine and wine cooler, along with space, power and plumbing for additional appliances. From here, move through to the spacious hallway, which provides excellent storage for coats and a cloakroom with wc and wash hand basin. The large living room enjoys patio doors opening into the orangery, currently used as a games room, providing a bright and versatile additional living area. Completing the ground floor is the serene snug, perfect as a reading room, playroom or home office. Step outside into the gorgeous south-west facing garden, designed with entertaining in mind. A lazy lawn is complemented by a covered pergola providing shaded seating, while the standout feature is the bespoke garden bar with bifolding doors, power and light creating a fantastic space to host friends and family. Back inside, stairs rise to the first floor landing with airing cupboard and loft access. The principal bedroom benefits from fitted wardrobes and a stylish en suite comprising rainfall mixer shower in walk-in cubicle, wc, floating vanity wash hand basin, fully tiled elevations and flooring, and ladder heated towel rail. Bedrooms two and three are also generous doubles, with bedroom four a very comfortable single.



Completing the accommodation is the elegant family bathroom with bath and screen with mixer shower over, wc, wash hand basin on vanity, ladder heated towel rail and fully tiled elevations and flooring. Ideally located for excellent schools, primary transport routes and town centre amenities, this is a first-class family home offering space, style and fantastic entertaining potential.

- Beautifully presented detached property
- Over xxx square feet of accommodation
- Four bedrooms
- Southwest facing garden
- Virtual tour
- Easy access to schools and amenities



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Floor 1 Building 1



Floor 1 Building 2

Floor 2 Building 1

Approximate total area⁽¹⁾

147.2 m²

1585 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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