



## 13 Dodney Drive

Lea, Preston, PR2 1XR

£295,000



This beautifully extended three-bedroom semi-detached home offers a perfect blend of traditional charm and modern living, situated in a popular and peaceful part of Lea. The property features two spacious reception rooms, including a bright bay-fronted lounge complete with a cosy log burner—ideal for relaxing evenings.

To the rear, the heart of the home is a stylish open-plan kitchen diner, thoughtfully extended to create a fantastic space for cooking, dining, and entertaining. From the dining area, patio doors open into a versatile garden room with full electrics, making it a perfect additional living space, home office, or playroom. The ground floor also benefits from a separate utility room and a convenient WC.

Upstairs, there are three well-proportioned bedrooms and a contemporary family bathroom suite, all finished to a high standard. Outside, the private rear garden offers plenty of space for outdoor living and family enjoyment.

Located close to local schools, amenities, and excellent transport links, this attractive and well-maintained family home is ready to move straight into. Viewing is highly recommended.





Ground Floor

- Kitchen/Diner 20'0" x 10'2" (6.1m x 3.1m)
- Reception Room 13'9" x 10'2" (4.2m x 3.1m)
- WC 8'6" x 2'11" (2.6m x 0.9m)
- Utility 10'2" x 5'2" (3.1m x 1.6m)

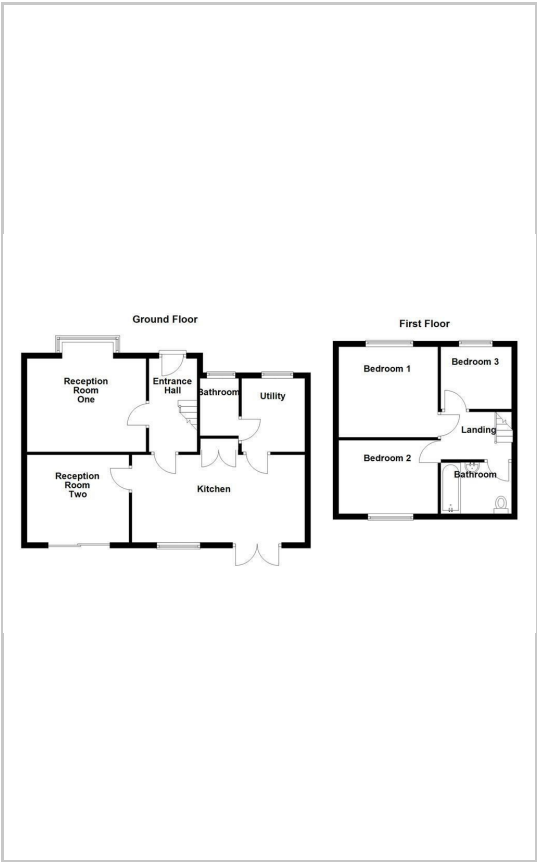
First Floor

- Bedroom One 10'5" x 10'5" (3.2m x 3.2m)
- Bedroom Two 10'9" x 8'6" (3.3m x 2.6m)
- Bedroom Three 8'10" x 7'2" (2.7m x 2.2m)
- Family Bathroom 8'2" x 5'2" (2.5m x 1.6m)

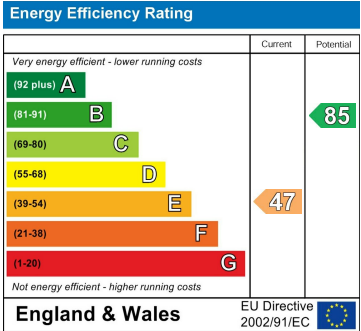
Area Map



Floor Plans



Energy Efficiency Graph



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