



1 Lathom Grove, Morecambe, LA4 5XT

A stunning three/four bedroom semi-detached property in a convenient Morecambe location. Situated within walking distance of nearby supermarkets, restaurants and amenities, and with excellent transport links to Morecambe, Lancaster and the M6 motorway, this is a brilliant location for professionals, families and commuters. Morecambe and the surrounding area offers a plethora of shops, attractions and natural landscapes to enjoy so you'll never be stuck for things to do and places to explore.

The house is exceptionally well-presented, with a warm, modern feel throughout. The current owners have updated and modernised the home, including but not limited to reconfiguring the ensuite, updating kitchen appliances, insulating the cavity walls, adding new carpeting upstairs and redecoration to create a move in ready property that you can settle into with ease. Two welcoming reception rooms offer space to gather friends and family with a large sun room extension to the rear offering additional seating space. A modern kitchen with integrated appliances makes preparing meals a pleasure, with utility space in the sun room to help keep on top of household chores. Upstairs, three bedrooms on the first floor are serviced by the contemporary bathroom, with the top floor featuring a large main bedroom with a dedicated ensuite.

Externally, a newly landscaped rear garden with a porcelain patio and well-maintained lawn offers space to soak up the sun, with a valuable storage room at the side of the property for storing away gardening equipment and outdoor toys. At the front of the house, a block paved driveway offers off-road parking for two vehicles, with a planting bed adding to the kerb appeal of this modern home.

This property is just waiting for you to add your mark and settle into your beautiful new home, contact us today to book a viewing!



Ground Floor

Hallway

A small entrance porch sits beside the UPVC front doors from the driveway and offers space for outdoor clothing and shoes, along with the utility meters for the property. An internal frosted glass door leads into the hallway with frosted windows either side allowing light to pass through making it a bright and welcoming entrance to the home. The hallway features warm wood laminate flooring that flows through into the living spaces, giving the downstairs a sense of cohesion. A double panel radiator sits against the wall with spotlighting above giving a warm, modern feel.

Living Room
12'2" x 11'10" (3.73 x 3.63)

A beautifully presented reception room at the front of the house offers space to entertain and relax with friends and family. Contemporary neutral decoration makes for an attractive and welcoming social space, with a period style fireplace forming the focal point of the room. There's ample room on the laminate flooring for a large corner sofa, coffee table and alcoves either side of the fireplace offer additional space for display units so you can configure the room to fit your lifestyle. A double glazed bay window on the front aspect provides plenty of natural light, with a central pendant light for evening use. A dado rail runs around the perimeter of the room, complementing the blend of period and contemporary styling.

Dining Room
11'10" x 11'1" (3.63 x 3.39)

A well-proportioned dining room sits off the entrance hall, with a sliding glass door through to the sun room extension at the rear. Laminate flooring flows through the space and ties it to the rest of the living spaces, with plenty of room for a large family dining table at the centre of the room and units in the alcoves beside the chimney breast. Pendant lighting hangs over the dining space, providing the perfect place to host dinner parties, or simply gather the family for mealtimes. Neutral, modern decor complements the styling of the home, with a double panel radiator against the wall completing the warm and welcoming dining room.

Sun Room / Utility
17'1" x 9'6" (5.23 x 2.91)

A large multi-functional sun room extension spans the rear of the property with dual aspect double glazed windows providing natural light and views across the well-presented rear garden. French doors allow the room to be opened up to the outdoors, extending the entertaining space during the warmer months. Wall lights, a pendant ceiling light and a double panel radiator make the space useable and inviting throughout the seasons. One end of the space currently houses a chaise sofa creating an additional seating area to enjoy a morning coffee or sit back reading a book, whilst the other end of the room has a fitted worktop with power and plumbing below for two appliances, keeping noise to a minimum within the rest of the home. A sliding glass door leads through to the dining room with a secondary internal door through to the kitchen.

Kitchen
10'11" x 6'5" (3.35 x 1.97)

A modern fitted galley kitchen features sleek gloss cabinetry above and below the black countertop providing ample storage for food supplies and cooking equipment. Recently upgraded integrated appliances include a Baumatic four ring induction hob, Bosch microwave, oven, fridge and freezer plus a newly installed dishwasher. An inset sink and drainer sits beneath the double glazed window on the side aspect that provides daylight, with spotlight in the ceiling for use in the evenings. Tiled walls and floors provide a stylish yet practical surface, with underfloor heating adding to the luxurious feel of the well-appointed kitchen.

First Floor

Bathroom
A stunning contemporary bathroom sits off the landing and services the home. Featuring a P-shaped bath and shower, low flush toilet, sink with storage below and a heated towel rail by the entrance. Dual aspect double glazed windows provide natural light with spotlights and an extractor in the ceiling above. An inset cupboard beside the sink offers space to store toiletries and beauty products with a wall-mounted backlit mirror. Sleek ceramic tiling on the floor and walls create a stylish, modern feel and a practical surface to keep the bathroom clean and well-presented.

Bedroom 2
12'6" x 10'8" (3.82 x 3.27)

A welcoming double bedroom featuring a double glazed bay window on the front aspect filling the room with natural light. There is ample room on the carpeted floor for a double bed, bedside tables and a large drawer unit in the alcoves at the foot of the bed. A double panel radiator sits along the wall by the entrance with a central pendant light over the sleeping space. Tastefully decorated with warm, neutral styling, it's beautifully presented and well-proportioned, making a brilliant second bedroom.

Bedroom 3
11'10" x 10'0" (3.62 x 3.06)

A carpeted double bedroom at the rear of the property boasts a double glazed window looking out over the garden, with a double panel radiator below. Currently used as a dressing room, full height sliding wardrobes fill one wall offering an abundance of storage space, with room for either a double bed or dressing table opposite, depending on your requirements. A central ceiling light completes the inviting third bedroom.

Bedroom 4/Office
7'1" x 5'9" (2.17 x 1.76)

A versatile single bedroom at the front of the house is currently utilised as a home office with a corner desk and cupboard beside the double glazed window. A double panel radiator and spotlighting makes it a bright useable space throughout the day or night which you can tailor to fit your lifestyle whether as a home office, spare bedroom or nursery.

Top Floor

Bedroom 1
17'0" x 11'0" (5.20 x 3.37)

An impressive double bedroom on the top floor forms the master suite of the house, with fitted wardrobes and drawers providing plenty of space for clothing and accessories with matching bedside tables. There is ample room on the carpeted floor for a double bed, with a double glazed window and double panel radiator beside making it bright and comfortable throughout the day with spotlighting in the ceiling for the evenings. An internal door leads through to the dedicated ensuite bathroom.

Ensuite
A stylish ensuite bathroom sits off the main bedroom, with ceramic tiled flooring and walls giving it a sleek, modern look. The suite includes a double walk in shower enclosure with waterfall shower head, a low flush toilet and a floating sink unit with storage below and a wall-mounted mirror above. A frosted double glazed window on the rear aspect offers daylight, with spotlighting in the ceiling above. Inset shelving beside the shower enclosure offers space for toiletries, with a heated towel rail mounted on the wall beside the entrance to store towels.

External

Store Room
A store room at the side of the property has a wooden construction and offers space for storing away gardening equipment and outdoor toys. The Baxi boiler for the property is housed within this room for easy access, with doors front and rear providing access to the garden without having to go through the main house. With power sockets and baton lighting, it's a great space for DIY enthusiasts and keen gardeners.

Rear Garden
A recently landscaped rear garden offers the perfect spot to sit back and soak up the sun. A new porcelain patio spans the rear of the house, with French doors leading out from the sun room, allowing you to extend the entertaining space for summer soirees. Beyond the patio, a lawned area is bordered by planting beds, adding greenery to the garden, with fencing on all sides making it a safe and secure space for children and pets to enjoy. With no neighbours directly behind you have open sky and the garden receives plenty of sun throughout the day. An external tap makes it easy to keep on top of garden jobs, with access at the side of the house to the store room, great for hiding away garden machinery, tools and toys.

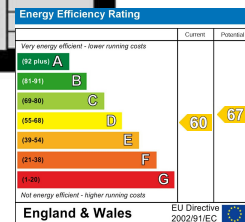
Exterior
The front of the property features a block paved driveway with off-road parking for two vehicles. A stone wall separates the house from the street with border planting beds to add greenery and kerb appeal.

Additional Information

Freehold
Council Tax Band B
EPC rating 'D'







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