





Inside The Home

Entered via a UPVC double glazed door with decorative stain glass detailing, this leads into a welcoming Entrance with stairs leading to the first floor and access to a generous Living Room. With a central fireplace and large UPVC double glazed windows allowing ample natural light to fill the home, this cosy yet spacious room provides the perfect setting for cosy nights in. The open plan Kitchen Dining Family Room provides a beating heart for this busy family home. Extended in 2020, the spacious area is fitted with a range of wall and base units providing ample storage solutions as well as a useful understair storage cupboard. With integrated appliances which include a four ring gas hob, with an oven below, as well as plumbing for washing machine and space for an American fridge freezer. Graciously opening into an exquisite Dining Family area, there is ample space for socialising with family and friends, whilst providing a second reception area for the property. This light and bright area is fitted with ample UPVC double glazed windows, as well as an orangery style glass ceiling. With UPVC double glazed French doors leading out to a safe and secure garden, sit back and relax as the little ones run and play.

To the first floor, three generous bedrooms can be found, with the master bedroom beautifully presented with fitted wardrobes. Newly installed in 2017, a three-piece modern bathroom suite can also be found completing this wonderful family home. This beautiful home is perfect for young families or professionals looking for easy access to the City of Lancaster.

Let's Take A Closer Look At The Area

Located within walking distance of the City of Lancaster, Lambert Road is well connected with excellent transport links including local bus services located on Noel Road, and the M6 motorway a short drive away. A stone's throw away lies Ryelands Park providing ample space for allowing little ones to roam and explore. The City of Lancaster offers an array of local and national shops, eateries and a West Coast mainline train station providing access further afield. With a number of highly regarded primary and secondary schools including both the local grammar schools and two universities, this is the perfect home for those with families or young professionals.

Let's Step Outside

To the front of the property, off road parking can be found as well as a blank canvas garden area, oozing potential. To the rear, a large laid to lawn garden can be found, framed by beautifully planted borders and a large patio area providing the perfect space for alfresco dining and summer BBQ's. With secure wooden fencing and a sizeable garden shed, there is ample space for housing toys and garden accessories with ease.

Services

The property is fitted with a modern gas central heating boiler, and has mains electric, mains water and mains drainage.

Tenure

The property is Freehold.

Council Tax

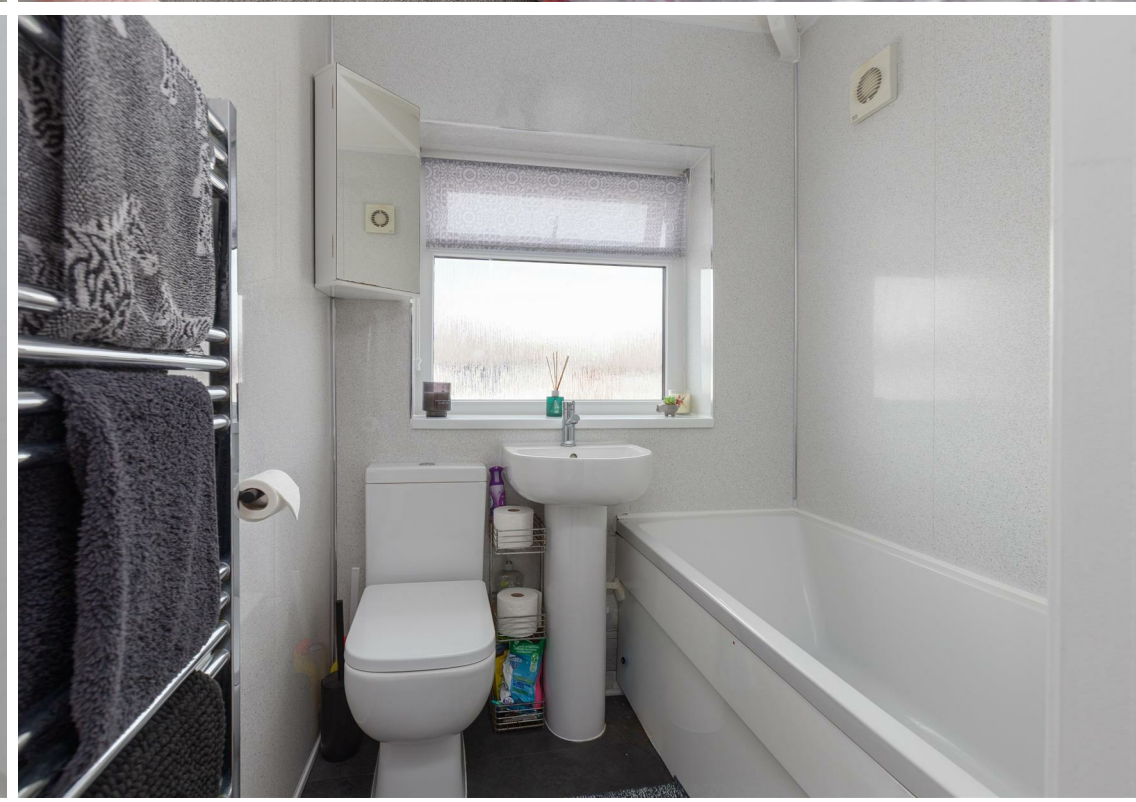
This home is Band B under Lancaster City Council.

Viewings

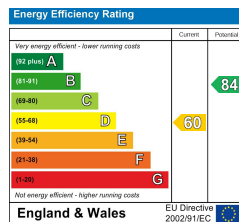
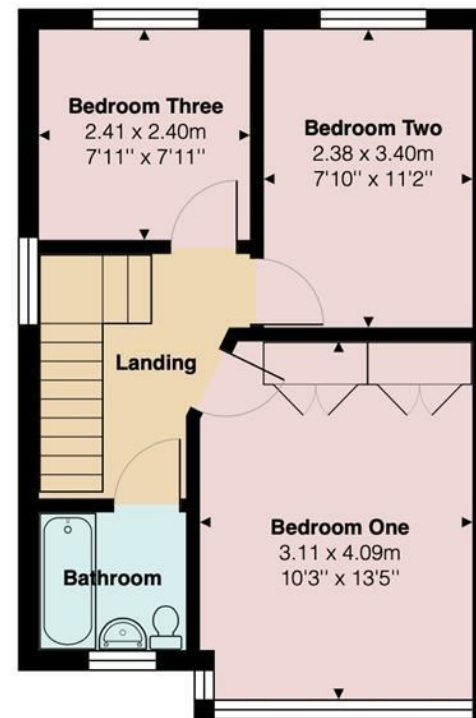
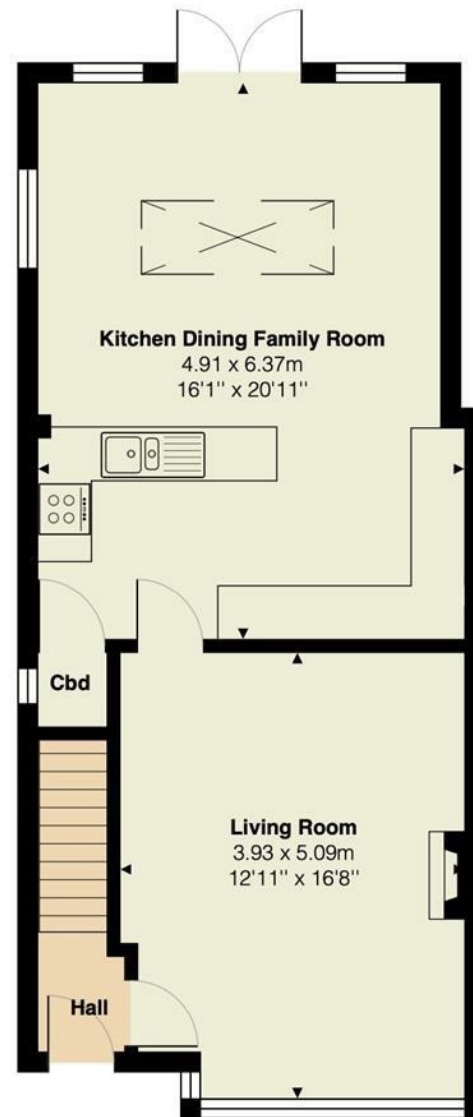
Strictly by appointment via Houseclub Estate Agency.

Energy Performance Certificate

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