







## Inside The Home

Stepping through the composite door, you are instantly welcomed into a warm and initing Entrance Hall. With Oak wooden flooring, there is a handy ground floor WC, a useful Utility cupboard and understair storage, with stars leading to the first floor. To the left, a beautifully appointed Dining Kitchen can be found, with a range of wall and base units with colourful splash back tiling, and a range of integrated appliances including a high rise microwave and separate oven, a dishwasher and fridge freezer. The Oak wooden flooring continues through this room, where a spacious Dining Area can be found, perfect for enjoying a family Sunday roast. To the rear of the property, a spacious yet cosy Living Room can found, with a superb media wall with handy storage below. UPVC double glazed sliding doors and floor to ceiling windows can also be found, providing access to the rear garden - a perfect balance for bringing the outside in.

To the first floor, three spacious bedrooms can be found, with the principal bedroom benefitting from built in wardrobes and a beautifully appointed ensuite shower room. A family bathroom can also be found, as well as more handy built in storage providing even more storage for a growing family.

## Let's Take A Closer Look At The Area

Nairn Road sits in a discreet position, providing excellent access to the wide range of amenities Lancaster has to offer. With a multitude of high street shops, restaurants, bars and supermarkets within walking distance, as well as highly regarded primary and secondary schools. For commuters, local buses provide regular travel in and around the city, as well as the West Coast mainline railway station and the M6 motorway providing access further afield.

## Let's Step Outside

To the front of this beautiful home, there is allocated parking for two cars, directly opposite the property. A small stone chipped bordered path leads to the front and side of the home, where a wooden gate provides access to the rear garden. To the rear, an astroturfed garden can be found, with paved pathways and seating area, providing the perfect backdrop for alfresco dining. With raised planted borders, this sizeable garden has secure wooden and brick fencing, with

an exceptional garden office space, providing the perfect work from home base. With Wifi boost connection, lighting and power, this would be used for a multitude of uses including a hobby room, small gym space - the choice is yours.

## Services

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

## Tenure

Leasehold - Held on a balance of 999 years starting on the 1st July 2014. With an annual ground rent £200 per annum and a service charge of approx £120 per annum, which covers maintenance of communal areas around the development. Title number: LAN171509.

## Council Tax

This home is Band C under Lancaster City Council.

## Viewings

Strictly by appointment via Houseclub Estate Agency.

## Energy Performance Certificate

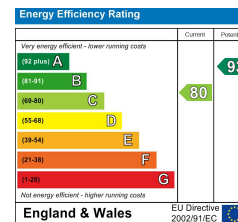
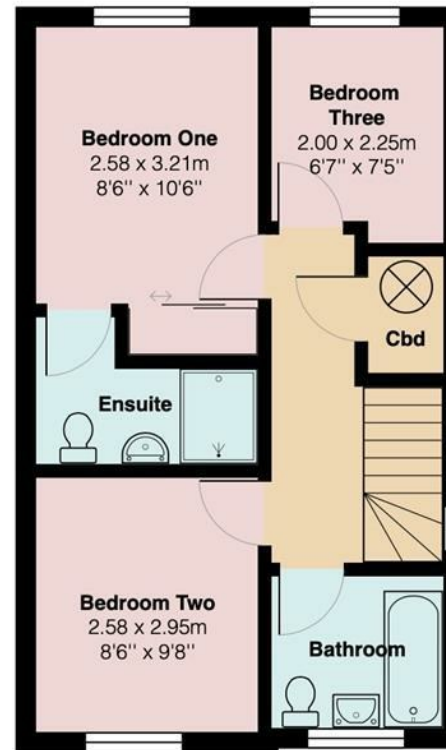
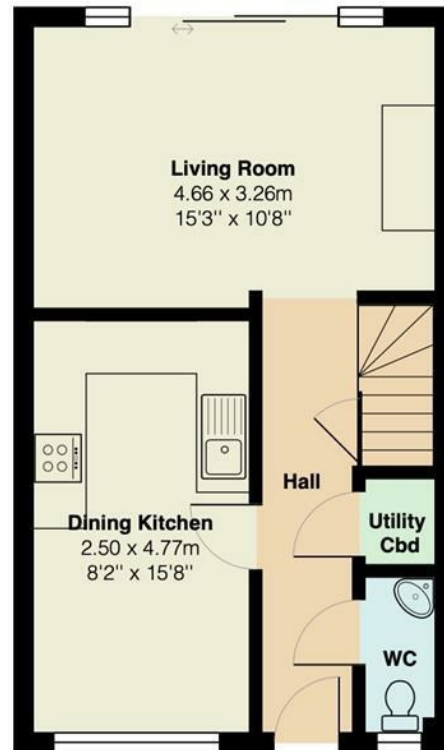
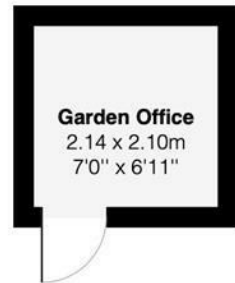
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