





Inside The Home

A truly stunning three-bedroom detached home, occupying a desirable position in Lancaster and presented to an exceptional standard throughout. Beautifully maintained by the current owners, this stylish family home combines modern living with thoughtful improvements and a warm, welcoming feel. Entering through a composite front door, the hallway leads to a convenient downstairs WC and a spacious lounge. The lounge features double patio doors opening onto the rear garden. To the rear of the property is the impressive recently improved kitchen diner. The current owners have thoughtfully removed the dividing wall between the kitchen and dining room, creating a superb open-plan space ideal for modern family life and entertaining. The kitchen itself is beautifully appointed in a shaker style, featuring a belfast sink, integrated appliances and a striking box bay window. A bespoke brown leather corner seating area completes the dining space and provides a fantastic setting for family meals and entertaining.

To the first floor are two double bedrooms and a single bedroom, currently used as a nursery. The generous master bedroom benefits from stylish fitted wardrobes by Sharps, along with a modern ensuite shower room featuring a contemporary shower cubicle. The second double bedroom also benefits from fitted wardrobe storage. The family bathroom has been thoughtfully updated with new tiling, a replacement bath and shower, creating a fresh and modern space. Throughout the home, the current owners have embraced warm, cosy tones and modern décor, resulting in a property that feels both stylish and incredibly homely.

The loft space is insulated, although currently unboarded, providing potential for additional storage if required.

The property has benefited from a number of improvements during the current owners' tenure, including the transformation of the kitchen and dining area into a stunning open-plan space, the upgraded family bathroom, bespoke kitchen and dining features, fitted Sharps wardrobes and refreshed modern décor throughout. The hot water cylinder and the boiler is around 10 years old and has been serviced annually. A particularly notable benefit is that the current owners have

also purchased the freehold, providing the new owner with the added security of owning the property and freehold interest.

This is a superb turnkey family home in a highly desirable Lancaster location, offering generous accommodation, exceptional presentation and a host of thoughtful improvements. Simply move in, unpack and enjoy.

Let's Take A Closer Look At The Area

Located on Nightingale Hall Road in the near the iconic Williamson Park, this home is furnished with a plethora of local and national shops, eateries and pubs, as well as handy access to local landmarks such as the historic Lancaster Canal. Dentists and doctors surgeries can be found, as well as easy access onto the M6 Motorway and the West Coast Mainline Train Station of Lancaster, providing excellent access further a field. With well regarded primary and secondary schools close by including the local Grammar Schools, two universities and simply access to the Royal Lancaster Infirmary, this home caters for all.

Let's Step Outside

Externally, the property is approached via a paved walkway leading to the front door, with the front garden secured by metal fencing and established shrubbery providing a good degree of privacy. There is off-road parking for one vehicle, together with a garage featuring electric and excellent additional storage space. To the rear, the garden is a real highlight. Enjoying a desirable west-facing aspect, it benefits from sunshine throughout the day. A paved seating area, conveniently accessed from both the kitchen and lounge, provides the perfect spot for outdoor dining, entertaining or simply relaxing in the sun. Beyond this, the garden is laid to lawn and enclosed by high fencing, creating a wonderfully private and peaceful outdoor space. Side access provides convenient access to the rear garden and makes putting the bins out particularly easy.

Services

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

Tenure

The property is Freehold. Title number: LAN178286

Council Tax Band

This home is Band D under Lancaster City Council.

Viewings

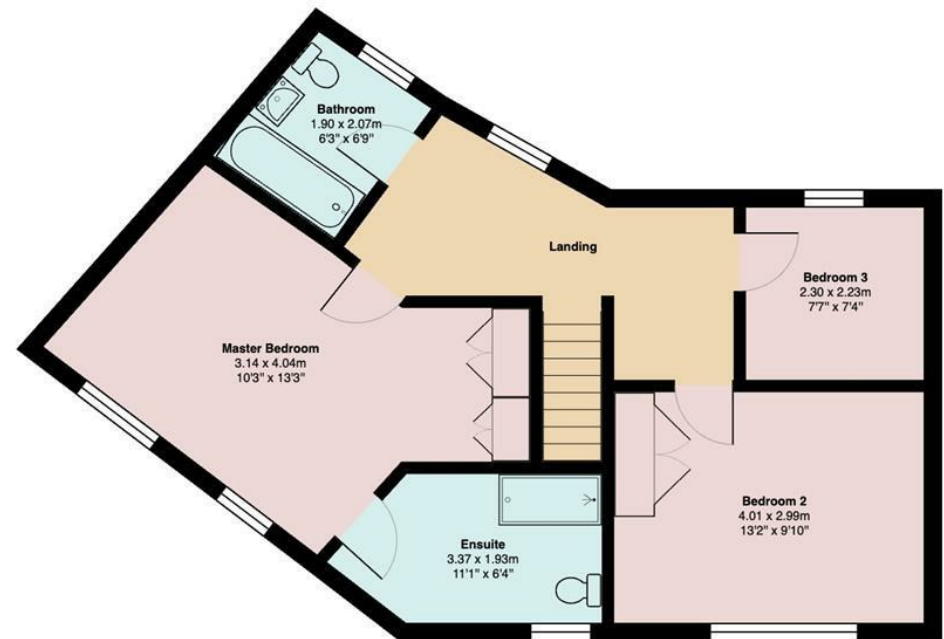
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Energy Efficiency Rating		
	Current	Possible
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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