



## Inside The Home

Stepping into this magnificent home, it is evident, that no stone has been left unturned. Taken back to brick in 2019, every inch of this home has been freshly appointed, from fresh plaster, electric and plumbing as well as new concrete floorings, insulated walls, a full new roof and a CCTV system.

Entered via a composite double glazed door with a hardwired Google doorbell, a bright and spacious Vestibule and Entrance Hall welcomes you in to this modern home. With a handy ground floor WC, low maintenance tiled flooring and stairs leading to the first floor. To the left, a generous Living Dining room can be found, centred around a feature multi-fuel burning stove, providing the perfect back drop for cosy nights in. With double glazed Aluminium windows showcasing open views towards Warton Crag, this beautiful room is furnished with Oak wooden shelving and complementary Oak Flooring. Proceeding through this immaculate home, you lead into the heart of this incredible home. An open planing Kitchen, Living Dining Room provides ample space for entertaining the whole family. The kitchen area is fitted with a range of wall and base units with complementary worktops, a handy breakfast bar and fitted NEFF appliances which include a four ring induction hob with extractor above, a high rise oven, a combi microwave oven, integrated dishwasher and fridge freezer as well as a separate wine fridge. With a large built in Utility Cupboard providing plumbing for a washing machine, space for a tumble dryer and housing a Majik House smart lighting system. A modern gas central heating boiler is also housed in this room, with steps leading to a generous open plan Living Dining Room. Built in 2019, this incredible space provides a well needed second reception room, perfect for families seeking a sizeable home. With Tri-Folding doors providing access to the rear garden, sit back and watch little ones play from the comfort of your armchair. With a range of double glazed Aluminium windows, this home is filled with ample natural light, with the added bonus of Wifi speakers which are continued throughout the home, this area is completed by underfloor heating.

To the first floor, three spacious bedrooms can be found, providing a range of open outlooks to Warton Crag and the surrounding Lancashire countryside. The principal room

located at the front of the home is fitted with a range of floor to ceiling wardrobes as well as drawer units with a handy window seat above. The second bedroom located to the rear also benefits from fitted wardrobes and superb views, as does the third bedroom again located at the front. A modern Bathroom houses a three piece suite comprising a WC, a wash hand basin and a generous bath with complimentary tiling. Access to a fully boarded loft space can also be found on the Landing, with a handy drop down ladder and lighting.

For those looking for a quiet retreat, somewhere to work from home or a hobby room, this remarkable home also provides just that. Located at the rear of the garden and currently used as a work from home office space, this provides excellent space for those looking for a secure working space. With lighting, heating and UPVC double glazed windows. There is also a handy store room attached to the side of this room, providing well needed storage for outdoor items. Four solar panels are located on the roof space of this structure and provide the home with its own energy as well as a small income due to being on a feed in tariff.

This beautiful home provides ample space for a range of buyers including a growing family, as well as young professionals seeking additional space, in a semi-rural and convenient location.

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

Located in Lancashire village of Warton, this impressive home has a fantastic village community. With highly regarded primary school, a vibrant village hall, sports clubs, 2 public houses and a craft brewery with local bands as well as fantastic walks in the Warton Crag nature reserve and RSPB Leighton Moss. Located a stone's throw away from the market town of Carnforth, with three local supermarkets, doctors and dentists, as well as local restaurants and independent shops there is also access to the West Coast mainline railway via Carnforth Station which some may remember from the classic "Brief Encounter" movie, as well as excellent access to the M6 motorway.

## Let's Step Outside

To the front of the property, parking for two cars can be found

on a freshly laid block paved driveway, with an electric car charging point, and wide steps providing access to the front and rear of the home. Access to the rear garden can be found via a secure wooden gate where a large laid to lawn garden can be found with secure newly installed fencing and a generous patio area perfect for BBQ's and alfresco dining. With open views to the rear across the surrounding Lancashire Countryside, this beautiful garden space provides ample space for allowing little ones to run and play in a safe and secure environment.

## Services

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

## Tenure

The property is Freehold. Title number: LA580009.

## Council Tax

This home is Band C under Lancaster City Council.

## Viewings

Strictly by appointment via Houseclub Estate Agency.

## Energy Performance Certificate

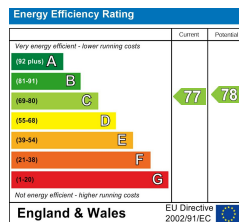
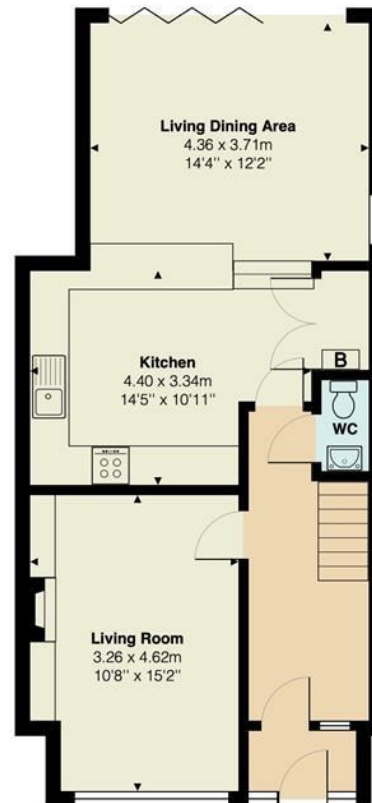
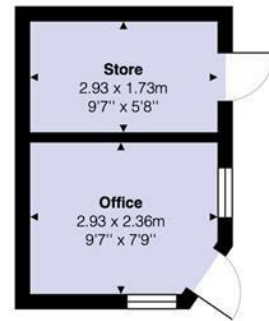
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