





## 27 Prospect Drive, Hest Bank, Lancaster, LA2 6HZ

Discreetly positioned in the popular coastal village of Hest Bank, this sizeable true bungalow will excite many. With large living spaces including a superb open plan kitchen diner, manageable, low maintenance gardens with excellent off road parking - ideal for those with motorhomes or multiple cars. Additionally the property has income producing solar panels which is extremely cost efficient. A fantastic family home or perfect for those looking to down size, this versatile home is offered to the market with No Chain.

Hest Bank sits on the western coastline of Britain and is surrounded by stunning walks along the sands, with breath-taking views across the bay towards the Lakeland fells and the historic Lancaster Canal a short walk away. Conveniently located for commuters with Junction 35 of the M6 motorway and the Bay Gateway to the south, with the West Coast mainline train station of Carnforth in the nearby town of Carnforth, this property is well connected.



## Layout (with approx. dimensions)

### Ground Floor

#### Entrance Hall

Entered via a UPVC double glazed door with stain glassed detailing and matching side windows. This leads into a bright and spacious hall, with coving to the ceiling, a feature ceiling rose, wooden laminate flooring and a radiator. There is also a range of built in storage cupboards (one housing a Vaillant gas central heating boiler which was installed in Approx. 2017 and serviced yearly) With downlighters and access to a loft space.

#### Bedroom Two

Fitted with a range of built-in wardrobes with matching side tables and drawers. With a UPVC double glazed bay window, coving to the ceiling, picture rail and a radiator.

#### Bathroom

Fitted with a three piece suite comprising of a WC, a wash hand basin and a bath with shower over. With two UPVC double glazed frosted windows, tiled walls and flooring, an extractor fan, downlighters and a heated towel rail.

#### Living Room

A large and spacious room, fitted with a feature living flame gas fireplace with decorative surround and hearth. With a UPVC double glazed bay window and two further UPVC double glazed windows, this charming room has coving to the ceiling, five wall lights, a picture rail and a radiator.

#### Bedroom Three

Fitted with a built-in wardrobe with hanging rail, this room has UPVC double glazed French doors leading out to the rear garden. With a UPVC double glazed side window, coving to the ceiling, picture rail and a radiator.

#### Kitchen Diner

A beautifully spacious and inviting room, providing the perfect backdrop for family dinners and get togethers. Fitted with a range of wall and base units with a complementary worktop over and a one a half sink unit with mixer tap and drainer. Fitted appliances include a Rangemaster Stove with an extractor hood above, and integrated appliances which

include an under counter fridge, freezer and a dishwasher, with plumbing for a washing machine. With downlighters and feature wooden beams with a vaulted ceiling. With two UPVC double glazed windows, UPVC French doors leading out to rear garden, and wooden laminate flooring with a radiator.

#### Bedroom One

Fitted with UPVC double glazed French doors leading out to the rear garden. With coving to the ceiling, a feature ceiling rose, picture rail and a radiator.

#### Ensuite Shower Room

Fitted with a four piece suite comprising a WC, wash hand basin, bidet and a large corner shower with tiled surround. With a range of built-in wardrobes with sliding doors and an internal radiator, two UPVC double glazed frosted windows, coving to the ceiling, an electric wall heater and an extractor fan. With downlighters and wooden laminate flooring, there is also a small access to a loft space.

#### Outside

To the front of the property, there is a large block paved driveway providing off-road parking for approximately four cars. This also provides the perfect space to store a motorhome. A paved path with feature stone walling and planted borders lead to the front of the property. With pathways leading to each side of the bungalow. To the right, the path leads to the front door and to the left, it leads to the rear garden, where a low maintenance paved garden can be found. With raised planted borders and hedging, this provides a private area to sit out and relax with a morning coffee. A large wooden shed provides excellent outdoor storage.

#### Services

Mains electric, mains gas, mains water and mains drainage. The property is also fitted with 16 Solar panels located on the roof of the home. They were installed approx. 10 years ago and held a 25 year guarantee on installation. The Vendor informs us that the panels generate approx. £3500 income each year and maintenance has been conducted on the panels, with a new Inverter replacement last year, (with a 10 year guarantee). The vendor also informs us that the rate for the electric is at a 55p per KW purchase price and is index linked.

#### Council Tax

Band E - Lancaster City Council.

#### Tenure

Freehold.

#### Viewings

Strictly by appointment with Houseclub Estate Agents, Lancaster.

#### Energy Performance Certificate

The full Energy Performance Certificate is available on our website or by contacting our hybrid office.













HOUSECLUB  
ESTATE AGENCY

Energy Efficiency Rating		
	Current	Possible
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	84
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

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