









## Inside The Home

To the front of this modernised family home, a feature Oak covered porch provides a welcoming entrance. Entered via a UPVC double glazed door with stained glass detailing, this leads into a light and bright Entrance Hall with stairs leading to the first floor. To the left, a spacious Bedroom can be found, with a complementary ensuite Shower Room installed in 2019. To the right, a second ground floor Bedroom/Study area can be found, providing a useful, versatile room. The hall leads into a wonderfully cosy, yet spacious Living Room with a feature multi-fuel stove, providing the perfect backdrop for cosy nights in. With sliding doors and an additional door leading into the heart of this home, an incredible Living / Dining area. A truly spectacular room serving the perfect space for socialising with family and friends, with feature glass ceiling lights allowing natural light to flow through this home, as well as herringbone style flooring. With access to the rear garden, this leads in to a generous Kitchen space fitted with a range of wall and base units, with complementary work surfaces, perfect for preparing your favourite dishes. With fitted appliances including a freestanding double oven, a four ring hob and extractor, as well as space for a fridge freezer and plumbing for a dishwasher. Proceeding on to a useful Utility Room, this area was created in 2019 from the original garage footprint. With a range of built in cupboards housing a gas central heating boiler and a pressurised cylinder (also installed in 2019), this area has plumbing for washing machine and has space for tumble dryer. A handy ground floor WC with wash hand basin can also be found, as well as access into an integral garage, with light and power.

To the first floor, a bright and spacious landing space can be found, with a handy built in storage space, as well as access to a loft space via a drop-down ladder. The master Bedroom presents a wonderfully spacious, light and bright room with feature UPVC double glazed doors leading to a Juliet balcony. With built-in sliding wardrobes, this room leads in to an ensuite shower room, perfect for a large family. A second double room can be found at the front of the property, with two further double bedrooms at the rear. The rear rooms overlook St Marys Gardens, and showcase views towards St Marys Church and Hornby Castle. The main family Bathroom presents purchasers with a four piece bathroom suite, with a

separate shower and bath, meaning this incredible family home has three bathrooms in total and a separate WC.

Modernised throughout to create an impressive home, the roof has also been replaced in 2023, meaning this property is move in ready, and awaiting its next family to create truly unforgettable memories.

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

Hornby is a village shrouded in history. Hornby Castle, dating back to the 15th century, stands prominent on the side of the River Lune and provides locals with the opportunity to explore their iconic gardens on selected open days throughout the year. The village itself has a fantastic shop selling local produce, as well as the tea rooms and post office located across the street giving a perfect stop off to catch up with friends. With a public house and swimming baths a short walk away, and a busy village institute, this village is anything but sleepy. This village also has a highly regarded primary school and excellent access to a number of high schools, including the popular Queen Elizabeth School in Kirkby Lonsdale.

## Let's Step Outside

To the front of the property, off-road parking is provided for approximately three cars, on a generous Tarmac driveway, with decorative plant borders. To the rear and side of this fabulous home, a generous laid to lawn garden can be found, with a large Indian sandstone paved patio area, perfect for alfresco dining, as well as further decorative borders and handy storage areas, including a log store. The perfect backdrop for allowing little ones to run and play in a safe and secure environment.

## Services

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

## Tenure

The property is Freehold.

## Council Tax

This home is Band F under Lancaster City Council.

## Viewings

Strictly by appointment via Houseclub Estate Agency.

## Energy Performance Certificate

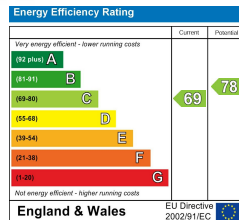
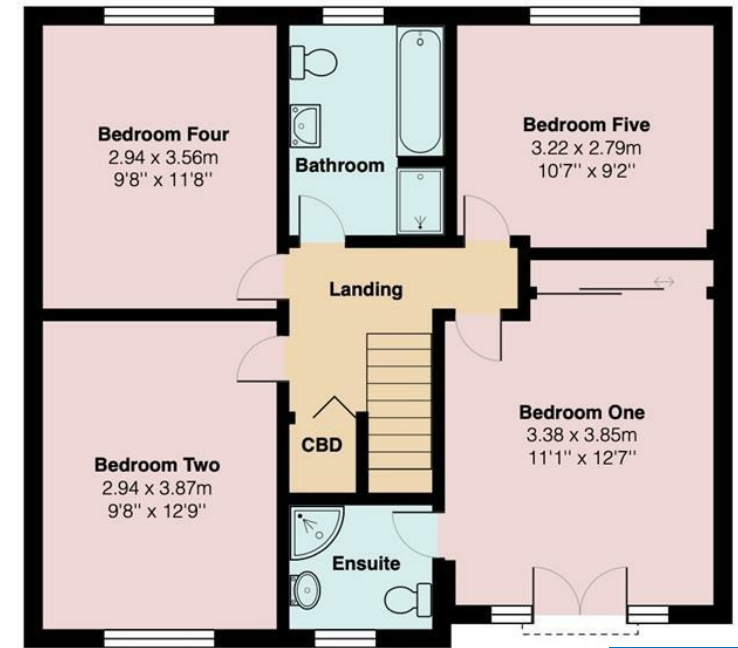
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