









**The Location**

Lathom Grove is located in a well-established residential part of Morecambe, offering easy access to shops, supermarkets, and local services. Families benefit from nearby schools and recreational spaces, while the seafront and promenade are within a short drive for leisure and outdoor activities. Commuters have the advantage of the Bay Gateway link road, connecting quickly to the M6 for travel towards Lancaster, Preston, and beyond. Public transport options include regular bus services and Morecambe railway station with connections to Lancaster and the wider rail network.

The area offers a mix of urban convenience and coastal leisure opportunities, making it appealing to a wide range of buyers. With local regeneration projects underway and strong transport links, Morecambe continues to be an attractive location for both current living and future investment potential.

**Let's Look Inside**

The two reception rooms are open to each other, forming a single, large entertaining space with Amtico LVT flooring running through both areas for a cohesive finish. The front room provides a comfortable seating area, while the rear room is ideal for dining, with French doors opening directly onto the garden. To the rear of the property, the extended kitchen is fitted with ample cabinetry and integrated appliances including a four-ring gas hob, double oven, fridge, freezer and dishwasher. Dual-aspect windows fill the space with natural light with a glass-paned external door providing access to the rear garden. The Amtico flooring continues here for consistency and durability. An understair cupboard, accessed from the kitchen, houses the boiler and offers additional storage or space for a washing machine.

Upstairs, the family bathroom features a tiled floor, P-shaped bathtub with overhead shower, low-flush toilet, floating sink, heated towel rail, and dual-aspect frosted windows for ventilation and light. There are three bedrooms: two well-proportioned carpeted doubles with space for additional storage furniture to create welcoming sleeping spaces, and a single bedroom with laminate flooring, suitable for a home office, nursery, or hobby space. There is plenty of room in the property to tailor to your needs, whether as a comfortable

family home, or a future-proof property for couples. Period features such as high ceilings and picture rails remain in place, complementing the home’s modern décor.

The property has been reroofed two years ago, with a new boiler three years ago, giving you peace of mind that it will require no major work and is ready for you to settle in and start enjoying your new chapter with ease.

**Step Outside**

The spacious rear garden is enclosed on all sides, with a large lawn, established fruit trees and a paved patio added in 2020. The garden receives sunshine throughout the day, morning and evening, making it a haven for avid gardeners. Two sheds provide storage for gardening equipment and outdoor toys, with an arbour providing a shaded seating. The garden offers the perfect place to host summer get-togethers and a safe and secure space for children and pets to enjoy. Access is available via the French doors from the dining room, the side door from the kitchen or through the side gate from the driveway at the front.

The front of the property features a driveway for off-road parking with established planting providing greenery, privacy and excellent kerb appeal.

**Additional Information**

Freehold  
Council Tax Band B

**Room Sizes**

**Hallway**  
**15'4" x 7'4" (4.69 x 2.26)**

**Reception 1**  
**12'1" x 10'9" (3.70 x 3.28)**

**Reception 2**  
**13'6" x 11'2" (4.12 x 3.42)**

**Kitchen**  
**15'7" x 8'4" (4.75 x 2.55)**

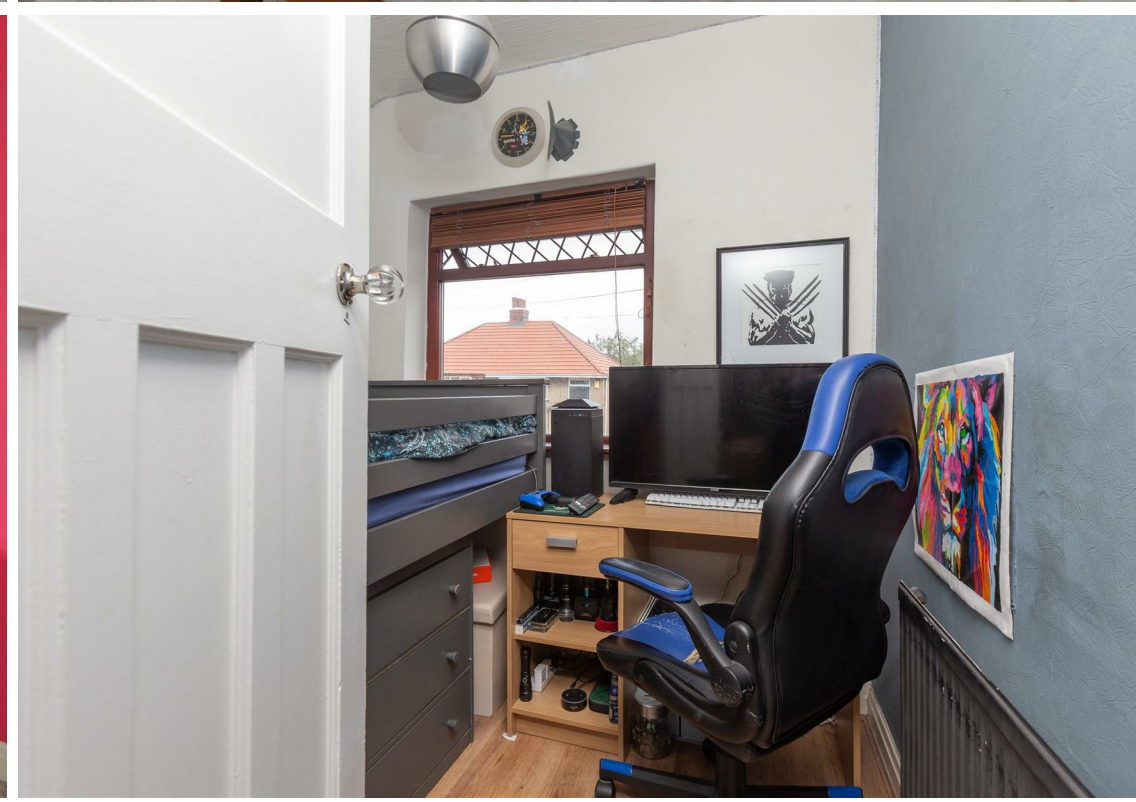
**Landing**  
**7'9" x 7'3" (2.38 x 2.22)**

**Bathroom**  
**7'7" x 7'3" (2.33 x 2.22)**

**Bedroom 1**  
**11'11" x 10'6" (3.65 x 3.22)**

**Bedroom 2**  
**10'8" x 10'6" (3.26 x 3.22)**

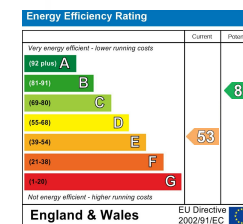
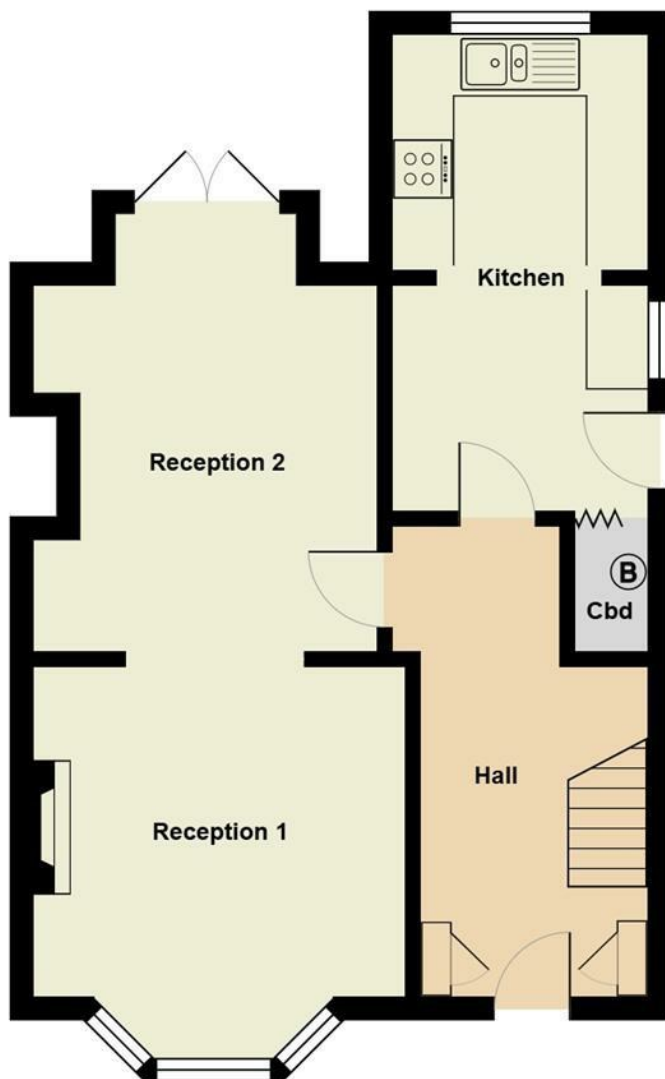
**Bedroom 3**  
**7'3" x 6'10" (2.23 x 2.09)**













# Your Award Winning Houseclub

