



FOR SALE
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Inside The Home

Entered via a wooden glazed door, this leads into a warm and welcoming Living Room. Centred around an electric fireplace, this beautifully spacious room provides a generous backdrop for entertaining or cozy nights in. Proceeding to the open plan Kitchen Dining area, a superb under stairs storage cupboard can be found providing ample storage space. The Kitchen area is fitted with a range of wall and base units with a complementary Granite worktop over and integrated appliances which include a four ring induction hob with an extractor above and a double oven, as well as plumbing for washing machine and dishwasher with space for a freestanding fridge freezer. With ample space for a sizeable dining table, two access points provide access to the rear of the home.

Located on the first floor, two double bedrooms can be found with the master bedroom benefitting from a generous built-in storage cupboard and a UPVC double glazed window showcasing views across the historic village centre. A three-piece bathroom suite can also be found with a handy under stair storage cupboard housing a gas central heating boiler, as well as providing useful additional storage space.

To the second floor, a generous reading Nook/Study area can be found providing a small reception area, perfect for those looking for a work from home space or a teenagers study space. Located off the hall, a three-piece Shower Room can be found, as well as an additional double Bedroom, with a Velux double glazed window and character beams to the ceiling.

It would be easy to dismiss this property as being small from the outside, but step inside and be pleasantly surprised by the incredible space this characterful home has to offer.

Let's Take A Closer Look At The Area

Located in the heart of the Lune Valley, Wray is synonymous with the annual scarecrow festival which brings a large number of visitors to this quaint and beautiful village. It sits within 15 minutes of M6 junction 34, 2 miles of the train station at Wennington and around 45 minutes to the Lake District, the Yorkshire Dales and the beautiful Trough of

Bowland. A highly regarded village primary school is located within walking distance as well as being in the catchment for a number of popular secondary schools. There are many superb village amenities which include a pub, a tea room/garden centre, a village shop, a post office and many picturesque country walks and cycle routes (as well as a large playing field and children's play area).

Let's Step Outside

To the front of the property, on street parking is provided. To the rear of the property, a divorced laid to lawn garden can be found, with mature hedging, a large storage shed with potting shed and a separate wooden summer house. This beautiful space provides a tranquil and peaceful setting, perfect for alfresco dining, entertaining friends or simply allowing little ones to run and play. Set up with wi-fi so that come the summer months the summer house can double as a home office or a further place to study in the sun.

Services

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

Tenure

The property is Freehold. Title number: LAN213016.

Council Tax

This home is Band D under Lancaster City Council.

Viewings

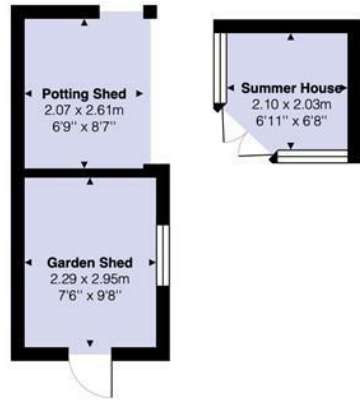
Strictly by appointment via Houseclub Estate Agency.

Energy Performance Certificate

View online or for more information contact our office for details.







Energy Efficiency Rating		Current	Possible
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

England & Wales EU Directive 2002/91/EC

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