





## Inside The Home

Entered via a composite double glazed door, this spacious family home welcomes you into an Entrance Hall, with laminate flooring, a generous cloak cupboard and a handy ground floor WC, with access to the first floor. Installed in the last 18 months, a high gloss integrated Kitchen can be found located to the right, fitted with a range of wall and base units with a complementary Quartz worktop over and an inset sink unit. A range of appliances include a four ring gas hob with an extractor above. A high rise Microwave and separate Oven and dishwasher (both the Dishwasher and Oven are still brand new). With an integrated Washer Dryer and space for a freestanding fridge freezer. Simply superb! To the rear of the property, a spacious Living Dining Room can be found providing a heart for this busy family home. Perfect for family gatherings and cosy nights in, this room provides ample space for a sizeable dining table and additional furniture. With a built in storage cupboard and UPVC double glazed French doors providing access to a secure rear garden.

To the first floor, two stylish double bedrooms can be found, with one currently used as a second Sitting Room. With two Juliet balconies, open the doors and enjoy rooftop views across the surrounding Lancashire countryside. The master Bedroom is fitted with a range of Oak built in wardrobes, as well as a fabulous Ensuite Shower Room which has been recently installed with Roca fittings.

To the second floor, two further double bedrooms can be found, as well as a beautifully presented three piece family bathroom, with a Porcelanosa tiled surround making this room a truly relaxing retreat. With a handy built in storage cupboard and newly decorated and carpeted within the last month, there is ample space and versatility to utilise this immaculate move in ready home, as you please.

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

Located in the highly desirable Standen Gate development in Lancaster, this convenient South Lancaster location provides easy access to both town and country. Perfectly located for a busy family life, a plethora of local shops and eateries can be found, as well as a range of highly regarded primary and secondary schools, with two excellent universities within easy

reach. A perfect home for families, professionals and retirees, there are a range of local transport options including local bus services, the West Coast mainline train station in Lancaster, as well as handy access to the M6 motorway for those seeking access to further afield.

## Let's Step Outside

To the front of the property, a laid to lawn garden can be found, with a pathway and planted borders leading to the front of the home. To the rear, a further laid to lawn garden can be found, with mature shrubs screened by wooden fencing adding a layer of privacy and security. Enjoy a mornings coffee with a good book, or invite family and friends for a BBQ, this beautiful space is the ideal place for rest and relaxation. Located through the rear gate, a detached Garage can be found, providing ample space internally to house a car. Additional parking can be found located directly in front, as well as visitor parking space to the left. Further parking belonging to this beautiful home is located to the left hand side of the access lane for family members or visitors - the choice is yours.

## Services

The property is fitted with a gas central heating boiler which was installed in 2019, and has mains electric, mains water and mains drainage.

## Tenure

The property is Leasehold, held on a balance of 999 from the 1st October 2003. With an annual ground rent of £184 per annum.

## Council Tax

This home is Band D under Lancaster City Council.

## Viewings

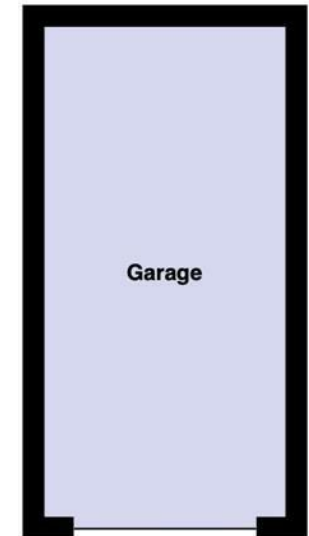
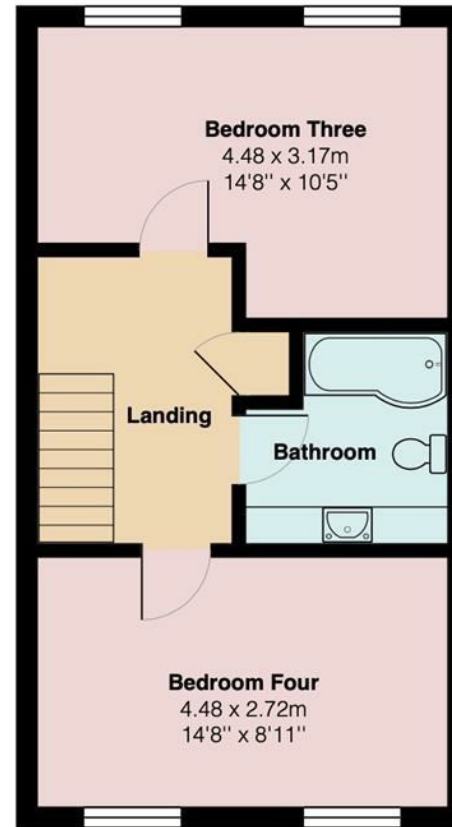
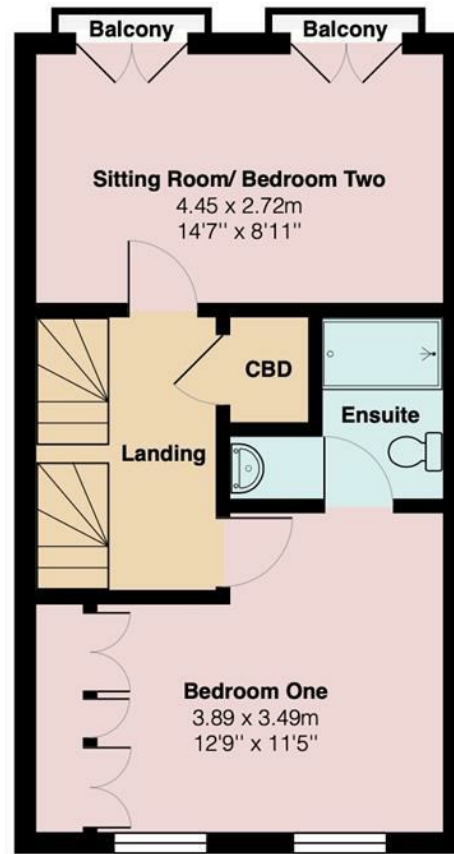
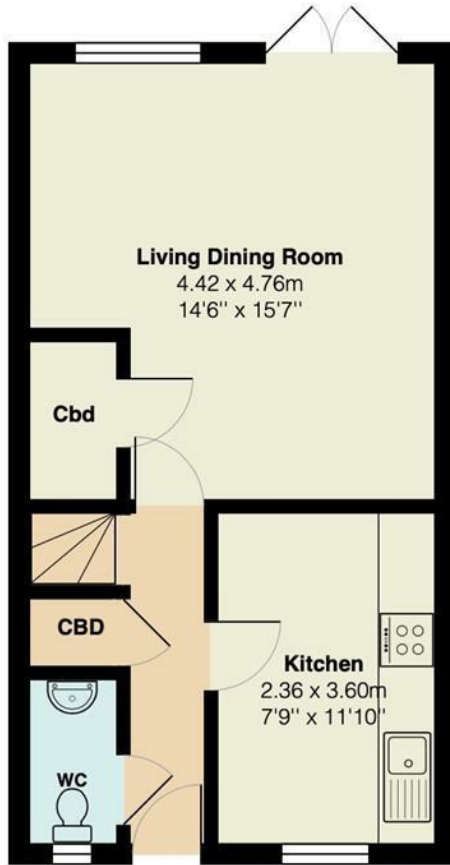
Strictly by appointment via Houseclub Estate Agency.

## Energy Performance Certificate

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







Total Area: 127.8 m<sup>2</sup> ... 1376 ft<sup>2</sup> (excluding balcony)

Energy Efficiency Rating		Current	Possible
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			85
(69-80) <b>C</b>		69	
(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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