

16 Bay Horse Drive  
Lancaster, LA1 4LA

House - Detached

Price Guide

£370,000

# 16 Bay Horse Drive Lancaster, LA1

House - Detached



## Overview

- NO CHAIN
- FOUR BEDROOMS
- OFF ROAD PARKING
- BEAUTIFUL REAR GARDEN
- DESIRABLE AREA
- DETACHED
- TWO RECEPTION ROOMS
- GARAGE
- CUL-DE-SAC POSITION
- EXCELLENT LOCAL SCHOOLING

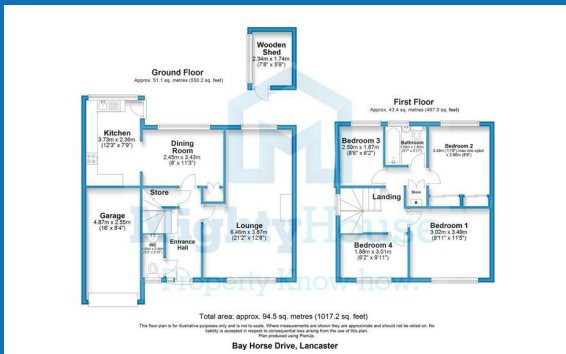
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### Entrance Hallway

Stairs to the first floor, wood effect laminate flooring, radiator, walk in under stairs storage cupboard, door to cloakroom.

### Cloakroom

Double glazed frosted window to front, wash hand basin, extractor fan, radiator, wood effect laminate flooring, W.C.

### Lounge

21'2" x 12'8" (6.46m x 3.87m)  
Dual aspect with double glazed windows to the front and rear, fireplace with inset coal effect gas fire, radiator, wood effect laminate flooring, tv point.

### Dining Room

8'0" x 11'3" (2.45m x 3.43m)  
Open plan to the kitchen with a double glazed window to rear, built in storage cupboard, radiator, wood effect laminate flooring.

### Kitchen

12'3" x 7'9" (3.73m x 2.36m)  
Double glazed window to rear, range of matching wall and base units with complimentary work surfaces, composite sink, tiled splashbacks, four ring gas hob and extractor hood, waist high electric oven and grill, double glazed door leading onto the garden, plumbing for washing machine and dryer, space for fridge/freezer, wood effect laminate flooring.

### First Floor Landing

Double glazed window to side, carpeted flooring, access to the loft which is insulated, built in linen cupboard housing the Vaillant combi boiler.

### Bedroom One

9'11" x 11'5" (3.02m x 3.49m)  
Double glazed window to front, carpeted flooring, radiator.

### Bedroom Two

11'5" x 8'9" (3.49m x 2.66m)  
Double glazed window to rear, built in wardrobes, carpeted flooring, radiator.

### Bedroom Three

8'6" x 6'2" (2.59m x 1.87m)  
Double glazed window to front, carpeted flooring, radiator.

### Bedroom Four

6'2" x 9'11" (1.88m x 3.01m)  
Double glazed window to rear, carpeted flooring, radiator.

### Bathroom

Double glazed frosted window to rear, panelled bath with thermostatic shower, wash hand basin, fully tiled, radiator, wood effect laminate flooring, W.C.

### Outside

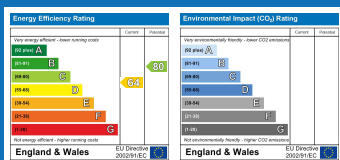
Off road parking for two cars with access to the garage and a small garden bordered by trees and shrubs. Fully enclosed South West facing rear garden which has been planted to reflect the changing seasons, various trees and shrubs, raised flower beds, ornate pond, wooden storage shed, water tap, gate to access the front, patio and lawn area.

### Garage

Up and over door, insulated flooring, power and light, consumer unit and gas meter.

### Useful Information

Tenure- Freehold  
Water meter - No  
Council Tax Band (D) £2069.96 - 2022  
EPC - D - Certificate number: 8846-7022-4839-1966-6992 - expires 16 December 2026



**Lancaster Office: 53A Market Street, Lancaster, Lancashire, LA1 1JG**

Phone: 01524 548888

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**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.