

18 Lindbergh Avenue  
Lancaster, LA1 5FR

House - Detached

Offers In The Region Of  
**£590,000**

# 18 Lindbergh Avenue Lancaster, LA1

House - Detached



## Overview

- FREEHOLD
- EXTENDED
- GROUND FLOOR CLOAKROOM
- INTEGRAL DOUBLE GARAGE
- BEAUTIFUL LANDSCAPED GARDEN
- DETACHED
- FOUR DOUBLE BEDROOMS
- GORGEOUS KITCHEN & FAMILY ROOM
- OFF ROAD PAKING FOR FOUR CARS
- DESIRABLE AREA

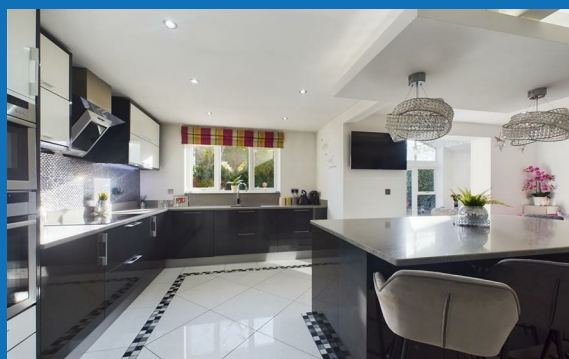
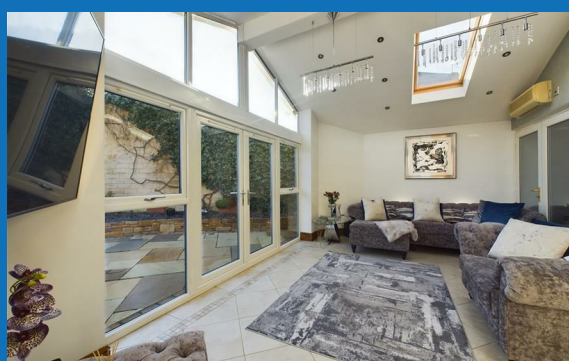
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### Entrance Hallway

Stairs to the first floor, radiator, wood flooring, storage cupboard for coats and boots.

### Cloakroom

Double-glazed frosted window to the side, wash hand basin, wood flooring, radiator, W.C.

### Lounge

Double glazed window to the front, pine surround fireplace with inset gas fire set on a marble hearth, double doors leading to the family room, wood flooring, radiator.

### Open Plan Kitchen/Diner

Double glazed window to the rear, beautifully crafted cabinets finished in a grey and white high gloss with complimentary quartz work surfaces, Island and breakfast bar with storage draws, two electric Neff ovens, Neff induction hob and extractor fan, integrated fridge/freezer and dishwasher, stainless steel sink, door to the integral garage, quartz tiled flooring, radiator and door to the utility room.

### Utility Room

Double-glazed door to the garden, plumbing for washing machine, space for dryer, storage cupboards, quartz tiled flooring, radiator and extractor fan.

### Family Room

Two double-glazed skylights, built-in storage cupboard, double-glazed patio doors leading onto the garden, tiled flooring and radiator.

### Integral Double Garage

Double garage with up and over door, consumer unit, combi boiler, power and light.

### First Floor Landing

Access to the loft and built-in storage cupboard.

### Master Bedroom

Double-glazed window to the front, built-in wardrobes, carpeted floor, radiator, dressing area with two built-in wardrobes and door to the en-suite.

### En-Suite Shower Room

Double glazed frosted window to the rear, double shower cubicle with thermostatic shower, vanity unit with inset wash hand basin, W.C.

### Bedroom Two

Double-glazed window to the rear, built-in wardrobes, carpeted floor, radiator.

### Bedroom Three

Double-glazed window to the rear, built-in wardrobes, carpeted floor, radiator.

### Bedroom Four

Double-glazed window to the front, carpeted floor, radiator.

### Family Bathroom

Double-glazed frosted window to the front, bath with thermostatic shower, vanity unit with inset wash hand basin, feature wall with back-lit LED lighting, extractor fan, W.C.

### Outside

Lawn area to the front, off-road parking for four cars and access to the double garage. The fully enclosed rear garden offers privacy and a tranquil space for relaxation and is adorned with Indian-flagged sandstone, raised flower beds, a raised seating area, a water tap, a gate to access the front and a spacious side garden for extra recreational use.

### Useful Information

Tenure Freehold  
Council Tax Band (F) £3116.56  
The new family Bathroom was fitted 9 months ago and the master en-suite was fitted 1 year ago.  
New windows were fitted 18 months ago.  
Extension to the rear to create a family room, full planning granted.  
New roof on the extension last year.  
1GB Broadband

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
A	B	D	C
77	52		



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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.