

# 16 Middleton Road, Overton, Morecambe, LA3 3HB



**£325,000**

Nestled in the charming village of Overton, Morecambe, this delightful detached bungalow on Middleton Road is a true gem. Built-in the 1930s, this property exudes character and charm while offering modern comforts.

This bungalow is ideally positioned to enjoy the best of village life, yet Morecambe, Lancaster and Junction 34 of the M6 are all within a 15-minute drive. The property's deceptively large interior offers ample space for comfortable living, making it ideal for those seeking a peaceful village lifestyle without compromising on space.

The village offers two popular pubs, a good local primary school and a wide range of clubs and activities for all age groups.

As you step inside, you are greeted by not one, but two inviting reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. The open plan lounge and dining room is a versatile space, complete with a multi-fuel stove that adds a touch of warmth and cosiness to the home.

Boasting two well-appointed bedrooms, including a master bedroom with its ensuite bathroom, this bungalow provides the perfect retreat at the end of a long day. The second bathroom ensures convenience and privacy for both residents and guests. Parking will never be an issue with space for up to four vehicles or a camper van.

For families, the presence of a renowned local primary school makes this location particularly appealing. The school's reputation

for excellence in education is complemented by convenient after-school care available at the local scout hut, greatly easing the daily routine for working parents. This village not only offers a serene place to live but is a hub of activity and has a wonderful community spirit!

### Entrance Hallway



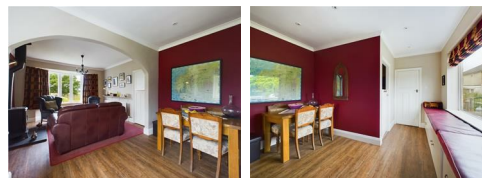
Luxury vinyl floor, access to the loft, radiator.

### Open Plan Lounge



Double-glazed bay window to the front, multi-fuel stove set on a slate hearth, luxury vinyl floor, radiator, cupboard housing consumer unit.

### Open Plan Dining Room



Double-glazed window to the side with window seating and views over the village, under storage, luxury vinyl floor, radiator, space for table and chairs.

### Study



Built-in cupboards and desk, multiple socket points, carpeted floor, radiator.

### Kitchen/Diner



Double-glazed window to the side, a range of beautifully crafted cabinets finished in a country cream with complimentary wood effect work surfaces, composite sink, dishwasher, fridge and freezer, five ring gas hob, integrated electric oven and grill, larder store, vinyl floor, radiator.

### Conservatory/Utility Room



Double-glazed windows to the rear, washing machine, space for dryer, built-in storage cupboards, vinyl floor, radiator, double-glazed door to the garden.

### Master Bedroom



Double glazed bay window to the front with lovely views over the countryside, built-in wardrobes, carpeted floor, radiator.

### Bedroom Two



Double-glazed window to the rear, built-in wardrobes, carpeted floor, radiator, double-glazed door to the garden, door to the ensuite.

### Ensuite Shower Room



Double-glazed frosted window to the side, shower cubicle with jacuzzi shower, extractor fan, radiator, wash hand basin, vinyl floor, W.C.

### Bathroom



Double-glazed frosted window to the

side, shower cubicle with Triton electric shower, panelled bath, wash hand basin, extractor fan, large storage cupboard housing the Vaillant combi boiler, panelled wall, vinyl floor, radiator, W.C.

### Outside

Expansive lawn to the front with various trees and shrubs, off-road parking for four vehicles and a gate to access the rear. Enclosed rear garden with raised flower beds, patio area, greenhouse and vegetable patch.

### Static Caravan

(3.6 X 11.1 m)  
Currently used as an artist studio, a workshop and a store room.  
Composite sink, Gas fire, power and water.

### Useful Information

Tenure Freehold  
Council Tax Band (C) £2032.18  
NO ONWARD CHAIN

