

## 12 Knowe Hill Crescent, Lancaster, LA1 4JY



**£370,000**



Spacious three-bedroom detached family home located in the desirable area of South Lancaster, featuring spacious gardens that provide a beautiful setting, complete with a beck running along the rear of the property.

Whilst the property has been a much-loved home for many years, it is fair to say it would now benefit from some modernisation. With its unique combination of location, space, and potential, this home offers a wonderful canvas for those looking to create their perfect home.

The ground floor offers two reception rooms, a spacious kitchen with views over the garden and a cloakroom. The first floor features three bedrooms and a family bathroom. Outside has a sweeping driveway for numerous vehicles and an extensive lawn with a backdrop to the beck adds a scenic touch to this lovely family home.

The home's prime location offers easy access to Lancaster city centre, known for its excellent educational options, including the renowned Lancaster Girls' and Boys' Grammar Schools, as well as a variety of outstanding local primary schools.

The property is ideal for families looking for a peaceful and picturesque environment while still enjoying proximity to essential amenities and reputable schools.

### Entrance Hallway



Stairs to the first floor, cupboard housing gas and electric meters, walk-in storage cupboard and understairs storage cupboard, carpeted floor, radiator.

### Lounge



Double-glazed bay window to the front, wood surround fireplace with inset coal effect gas fire, carpeted floor, two radiators.

### Cloakroom

Double-glazed frosted to the rear, wash hand basin, laminate floor, radiator, W.C.

### Kitchen



Double-glazed window to the side, range of matching wall and base units, breakfast bar, stainless steel sink, plumbing for washing machine,

space for dryer, free-standing gas cooker, double-glazed door to the garden, new condensing boiler, vinyl floor, radiator.

### Dining Room/Bed Four



Double-glazed patio doors to the rear, carpeted floor, radiator. This room could also be used as a fourth bedroom if required.

### First Floor Landing

Walk-in linen cupboard, carpeted floor.

### Bedroom One



Double-glazed windows to the rear and front, built-in wardrobes, carpeted floor, radiator, under eaves storage.

This is a large versatile room with existing plumbing should you wish to add an en-suite.

### Bedroom Two

Double-glazed windows to the rear and side, carpeted floor, radiator.

### Bedroom Three



Double-glazed window to the side, carpeted floor, radiator and access to the partly-boarded loft with power and light, under eaves storage.

### Bathroom



Double-glazed frosted to the rear, bath with Mira electric shower, wash hand basin, radiator, vinyl floor tiles, W.C.

### Outside

A long driveway to the front that can accommodate numerous vehicles, including an RV, access to the garage and two gates on either side of the property leading to the rear. Fully enclosed rear garden mainly laid to lawn and backing onto a beck with views over fields, stone steps and a feature wall leading from the patio to the lawn where you can enjoy the view from the built in seating area, various mature trees, plants and shrubs, well designed hard-standing area which would be ideal for setting up a greenhouse, various patio areas, storage shed equipped with lighting.

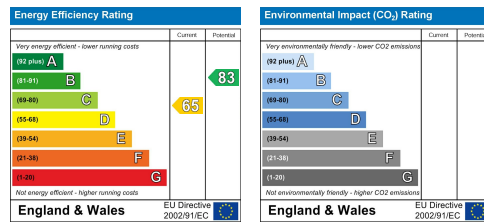
### Garage

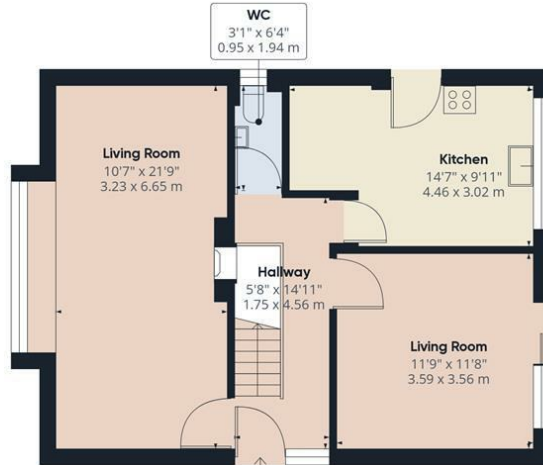


Up and over door, work bench, power and light.

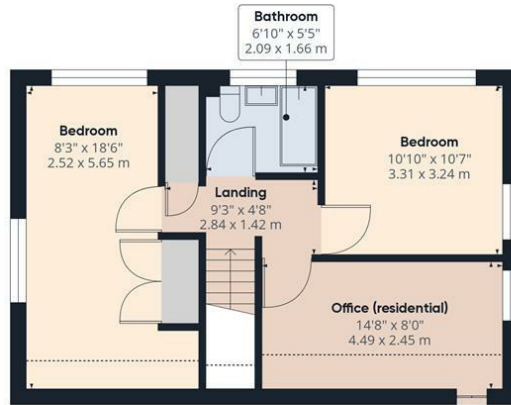
### Useful Information

Tenure Freehold  
Council Tax Band (D ) £2258.05  
No Onward Chain





Ground Floor



Floor 1

**Approximate total area<sup>®</sup>**

1126.23 ft<sup>2</sup>  
104.63 m<sup>2</sup>

**Reduced headroom**

52.2 ft<sup>2</sup>  
4.85 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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