

269 Willow Lane, Lancaster, LA1 5UB



£380,000

Nestled in the desirable Fairfield area of Lancaster this beautifully charming family home effortlessly combines comfort, space, and picturesque views. This four-bedroom detached property offers a peaceful retreat from city life, while still only a walk away from the city centre, featuring spacious interiors and breathtaking views over Lancaster that greet you from the upstairs windows.

Upon entering, you are welcomed into a bright and airy hallway that leads to a convenient cloakroom and two inviting reception rooms—a cosy lounge perfect for relaxing evenings and a spacious dining room ideal for family gatherings and entertaining guests.

This lovely home has a spacious kitchen, featuring a charming breakfast bar and large windows that provide beautiful views over the garden, creating a bright space that is perfect for casual dining or morning coffee. This thoughtfully designed kitchen brings together style and practicality, offering the ideal spot for both cooking and entertaining.

Upstairs, the four bedrooms offer generous space, with the master bedroom boasting an en-suite shower room. Each room is bathed in natural light, with views overlooking the Fairfield Nature Reserve, offering a perfect glimpse of nature's beauty right from the comfort of home.

The property features a large rear garden with a picturesque pond, providing an enchanting outdoor space perfect for children to play, summer barbecues, or simply enjoying a moment of peace. The driveway and single garage,

equipped with an electric door, offer ample parking and storage space.

Whether you're gazing out over Lancaster from an upstairs window, taking a stroll to the nearby nature reserve, or relaxing in the tranquil garden, this home invites you to enjoy the best of suburban living with a touch of nature's charm. The property is offered with no onward chain.

Entrance Hallway



Stairs to the first floor, radiator, laminate flooring, under stairs storage cupboard.

Cloakroom

Laminate flooring, frosted double glazed window to the front, WC and hand wash basin, mounted mirror cabinet, radiator.

Lounge



Brand new carpet, large bay window to the front with stained glass

detailing allowing an abundance of natural light to stream in, large radiator, marble fire place with gas fire, door leading to dining room.

Dining Room



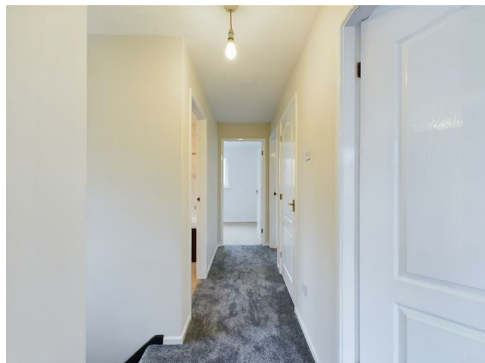
Brand new carpet, large French doors leading out onto the garden patio, radiator.

Kitchen



Spacious kitchen featuring a range of matching wall and base units, elegant display cabinets, a breakfast bar, space for a fridge and freezer, washing machine and dryer, gas hob and oven, stable-style back door and a large double-glazed window to the rear overlooking the garden, tiled flooring.

First Floor Landing



Brand new carpet, double-glazed window above the stairs to the rear of the property, loft access.

Bedroom Two



Carpeted, large double glazed window to front, built in storage cupboard above stairs, radiator.

Bedroom Four



Carpeted, radiator, large double glazed window to the rear of the property with beautiful views over Lancaster.

Bedroom One



Brand new carpet, radiator, large double-glazed window to the front, built-in wardrobe with hanging rail and door to en suite bathroom.

Bathroom



Carpeted, tiled walls, bath with overhead shower with screen, frosted window to the side of the property, wash hand basin and W.C.

Airing Cupboard

Vaillant combi boiler, fitted shelving, radiator.

Garage

Single garage, electric door, power supply and light.

Outside



Artificial grass, patio area, rear access to the garage, ornate pond, outside tap, wooden shed.

En Suite Shower Room



Frosted double glazed window to the side of the property, laminate flooring and fully tiled walls, WC and hand wash basin, heated towel rail.

Bedroom Three



Carpeted, radiator, large double glazed window to the rear of the property with stunning views over Lancaster.

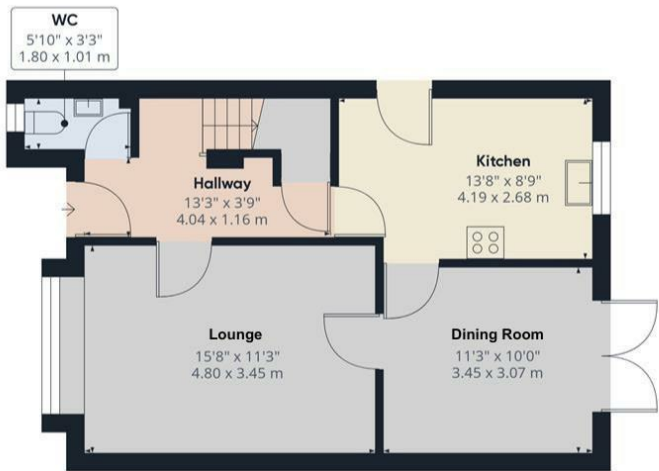
Useful information

NO CHAIN

Tenure Freehold.

Council Tax Band (D) - £2258.05

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO ₂ emissions (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	



Ground Floor

Bedroom



Floor 1

Approximate total area⁽¹⁾

1020.43 ft²
94.8 m²

(1) Excluding balconies and terraces

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.

GIRAFFE360



Head Office: 83 Bowerham Road Lancaster LA1 4AQ
T 01524 548888 E enquiries@mightyhouse.co.uk W www.mightyhouse.co.uk



the mark
of property
professionalism
worldwide

Mighty House is a trading name of P&PC Surveyors Limited. Registered Office: 70 Daisy Hill, Dewsbury, WF13 1LS. Company no: 06498054

RESIDENTIAL SALES • LETTINGS • MANAGEMENT • BUY TO LET INVESTMENTS