

## 24 Kempton Road, Lancaster, LA1 4NF



**£325,000**



Head Office: 83 Bowerham Road Lancaster LA1 4AQ  
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Mighty House is a trading name of P&PC Surveyors Limited. Registered Office: 70 Daisy Hill, Dewsbury, WF13 1LS. Company no: 06498054

## A Light-Filled Bungalow in a Peaceful, Desirable Location

Tucked away in a quiet and sought-after neighbourhood, this charming detached bungalow offers the perfect balance of comfort, space, and light, ideal for those looking to settle into a relaxed lifestyle, all on one level.

Step through the front door and you're welcomed by a lovely flow of space. The open-plan kitchen and dining area is the heart of the home, recently renovated with beautiful fitted cabinets, integrated appliances and bathed in natural light thanks to a thoughtfully designed skylight. It's a space made for cooking, gathering, and enjoying everyday moments.

The lounge, with its views across the front garden, feels instantly warm and inviting and a lovely area for children or pets. There are three comfortable bedrooms and a family bathroom, all arranged to offer easy and practical living.

Outside, the property continues to impress. A neat front garden sets the tone, while the enclosed rear garden offers a quiet spot to enjoy the sun or potter with plants. There's also off-road parking and a garage, adding to the home's appeal.

With excellent access to the city centre, reputable schools nearby, and a truly peaceful setting, this is more than just a bungalow, it's a place to call home.

### Open Plan Kitchen/Diner



Double glazed patio doors leading to the garden, range of beautifully

crafted cabinets, composite sink, double glazed skylight, Bosch induction hob and extractor hood, Bosch integrated electric oven and integrated microwave, integrated fridge/freezer, plumbing for washing machine, integrated dishwasher, laminate floor, radiator.

### Lounge



Double-glazed window to the front and double glazed doors to the garden, laminate floor, radiator.

### Inner Hallway

Access to the loft which isn't boarded, tiled floor.

### Bedroom One



Double glazed window to the rear, laminate floor, radiator, wardrobe.

### Bedroom Two

Double glazed window to the rear, carpeted floor, radiator, built in storage cupboard.

### Bedroom Three



Double glazed window to the side, tiled floor, radiator,

### Bathroom



Double glazed frosted window to the side, panelled bath with Mira electric shower, wash hand basin, vinyl floor, radiator, W.C.

### Outside

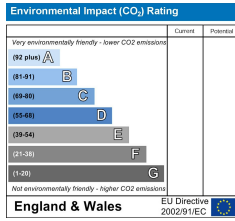
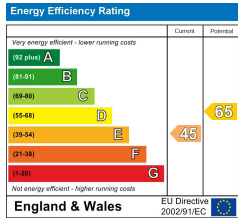
Lawn area to the front with various trees and shrubs, off road parking and access to the garage. Fully enclosed rear garden with a lawn and patio area bordered by trees, plants and shrubs.

### Garage

Up & over door, power and light, combi boiler.

### Useful Information

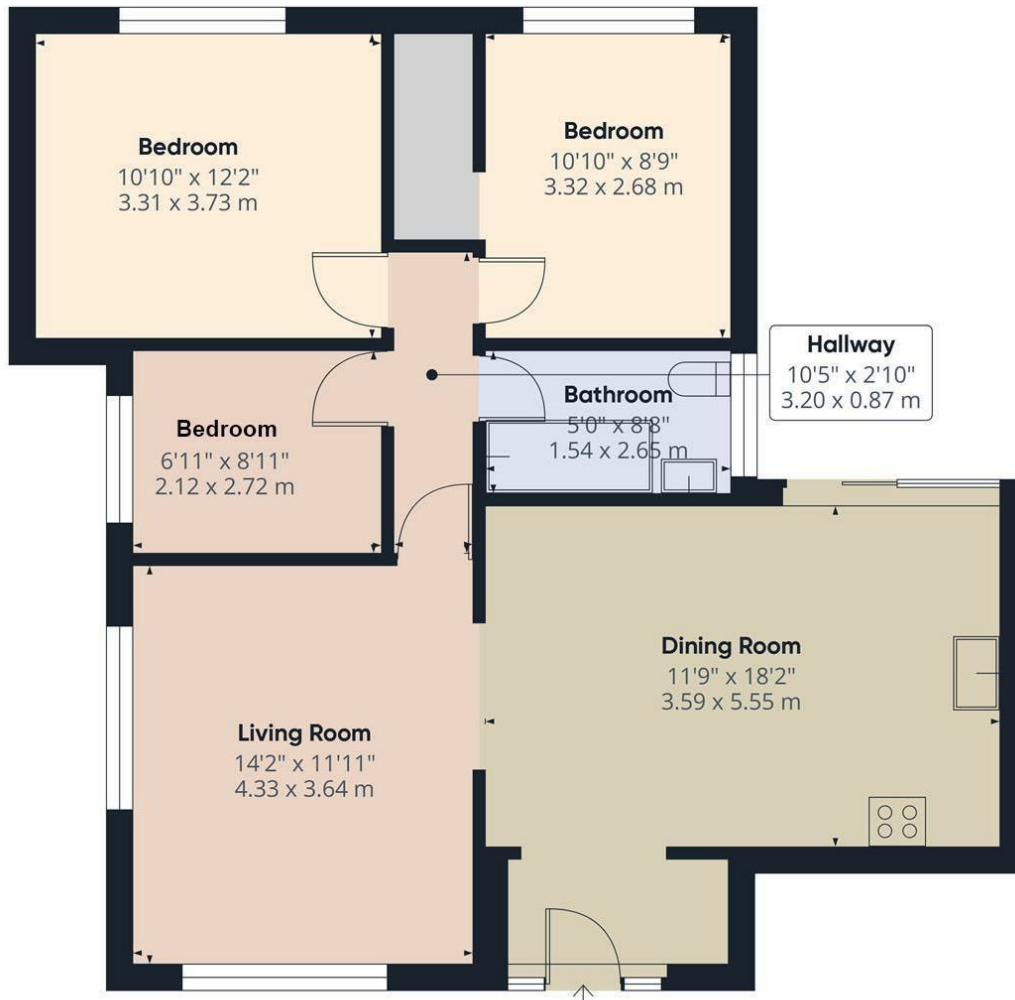
Tenure Freehold  
Council Tax Band (D) £2,408  
New Roof  
New Consumer Unit  
New Kitchen & Flooring.



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Approximate total area<sup>(1)</sup>  
818 ft<sup>2</sup>  
76.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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