

22 Guidem Park, Lancaster, LA1 3TH



£450,000

Nestled in the serene environment of Guidem Park, this stunning four-bedroom semi-detached family home offers the perfect blend of tranquil outdoor living and convenient city access. Just a few minutes from the city centre, this home is ideal for families seeking a peaceful retreat without sacrificing urban amenities. High ceilings offer a sense of space and elegance throughout the home along with a thoughtfully designed interior that offers beautiful decor and stylish modern finishes.

This highly sought-after area allows easy access into Lancaster city centre which offers an excellent choice of schooling for all ages with both the renowned Girls' and Boys' Grammar schools and excellent local primaries.

Well-connected public transport links and excellent local amenities.

Ideal For:
 Families seeking a spacious and stylish home
 Those who enjoy a peaceful environment with easy access to urban amenities
 Anyone looking for a property with high-quality finishes and a sense of luxury

Residents can enjoy the nearby countryside for outdoor activities like hiking and cycling, providing a healthy lifestyle right at your doorstep.

Don't miss the opportunity to make this exquisite home yours. Schedule a viewing today!

Entrance Hallway



Stairs to the first floor, radiator, luxury laminate floor.

Cloakroom

Double-glazed frosted window to the front, wash hand basin, extractor fan, tiled floor, W.C.

Lounge



Double-glazed windows to the front overlook a wonderful green space, carpeted floor, radiator.

Open Plan Kitchen/Diner



Double-glazed window to the rear, a beautifully crafted range of cabinets finished in a high gloss with complimentary work surfaces and cleverly hidden doors in the same high gloss finish ensures a seamless look that opens onto the utility room, breakfast bar with Neff integrated five-ring gas hob and extractor hood, Neff eclectic oven and grill, integrated fridge/freezer, stainless steel sink, integrated dishwasher, tiled floor, radiator. The dining area has double-glazed bi-folding doors opening onto the garden, a walk-in storage cupboard, radiator and a luxury laminate floor.

Utility Room

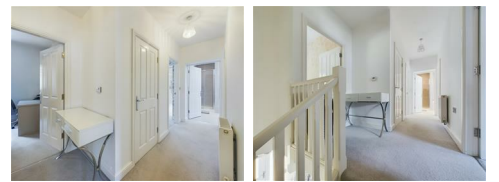


Double-glazed window to the rear, built-in cupboards, plumbing for washing machine, space for dryer, stainless steel sink, door to integral garage, radiator, tiled floor, door to the garden.

Integral Garage

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

First Floor Landing



Walk-in linen cupboard housing the water cylinder, carpeted floor, radiator.

Bedroom One



Double-glazed windows to the front, built-in wardrobes, carpeted floor, radiator, door to the en-suite.

En-Suite Shower Room



Double glazed velux window, double shower cubicle with thermostatic shower, wash hand basin, heated towel rail, tiled floor, W.C.

Bedroom Four



Double-glazed window to the front, carpeted floor, radiator and built-in luxury wardrobes offering specially designed draws and storage space.

Tenure Freehold
Council Tax Band (E) £2759.84
Estate management company EMS,
Service charge currently £35.44 per month but the bill comes as an annual amount.
standing orders over 12 months are accepted.
10-year warranty, with just under 3 years remaining.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		93	(92 plus) A		
(81-91) B		84	(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales	
				EU Directive 2002/91/EC	

Bedroom Two



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

Family Bathroom



Double glazed velux window, bath with shower attachment, shower cubicle with thermostatic shower, wash hand basin, radiator, tiled floor, W.C.

Bedroom Three



Double-glazed window to the rear, carpeted floor, radiator, access to the loft.

Outside

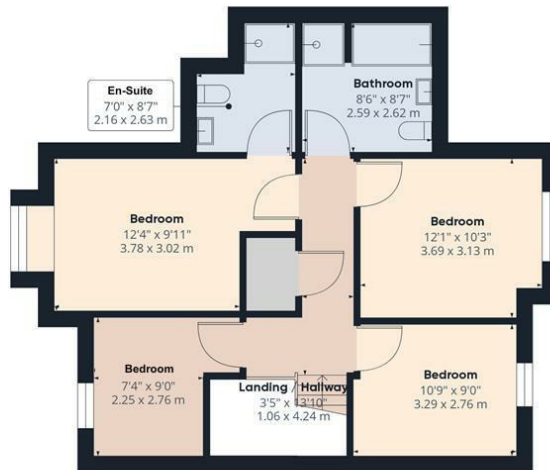


Off-road parking to the front, a small lawn garden area, garage access, and a rear gate. Fully enclosed rear garden mainly laid to lawn with various flagged patio areas, water tap, power point, gate to access the front.

Useful Information



Ground Floor



Floor 1

Approximate total area[®]
1467.23 ft²
136.31 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.

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