



## Shell House Main Street, Overton, Morecambe, Lancashire, LA3 3HF

Occupying an enviable plot in the desirable coastal village of Overton and boasting stunning uninterrupted views of the Lune Estuary, is this spacious two bedroom detached home on Main Street. Ready to move in, the unique property will appeal to range of buyers looking to take advantage of the sought after location, who may also look to extend the property above the garage and to the rear to create an impressive 3 / 4 bedroom family home. Internally, the charming property briefly comprises on the ground floor of a generously sized kitchen diner, an inviting lounge with feature fire place, a sitting room conservatory that over looks the front garden and provides access into the attached garage space which also houses the newly installed gas central heating boiler (8 months old). To the first floor is a large master bedroom, a second double bedroom with built in wardrobe and a stylish three piece shower room suite. Externally, well kept gardens can be found to the front and rear which offer plenty of privacy thanks to their mature planted borders. A shared sweeping driveway extends round the front of the property and provides off road parking whilst also leading in to the garage. Situated towards the centre of the popular village, Shell House sits within easy reach of a wide range of amenities, including the spectacular Western coastline. The nearby towns of Morecambe & Heysham, along with the city of Lancaster, provide a wealth of practical everyday amenities with Overton itself boasting a primary school, village hall, church and a popular pub. For commuters, the Bay Gateway bypass allows for quick access to the M6 motorway, as well as Lancaster City Centre and its West Coast mainline railway station.



## Ground Floor

### Kitchen Diner

Spacious room boasting a modern fitted kitchen with integral appliances including a five ring gas hob, oven, fridge, dishwasher, sink and drainer unit. Solid wood flooring, windows to front and rear aspects, radiator and ceiling lights. Welsh dresser is available for purchase via negotiation also.

### Lounge

Inviting lounge with windows to front and rear aspects, feature fire place, radiator and ceiling light

### Sitting Room / Conservatory

Versatile space currently used as a second sitting area overlooking the front garden, with upVC double glazed windows, radiator, tiled flooring, French doors leading out to the garden and wall light.

### Garage

Sizeable garage space which offers great potential for conversion in to further living space should it be required. Currently housing plumbing for the washing machine, plenty of space for storage, up and over door to the front, rear door leading out to garden area, gas central heating boiler, power and lighting.

## First Floor

### Bedroom One

Good sized double bedroom with windows to front and rear aspects, solid wood flooring, radiator and ceiling lights.

### Bedroom Two

Second double bedroom with window to front aspect, solid wood flooring, built in wardrobes, radiator and ceiling light.

### Shower Room

Contemporary three piece shower room suite comprising of a large shower cubicle, low level WC and a vanity unit with wash hand basin. Light up mirror cabinet, under floor heating, towel radiator, window to rear aspect and ceiling lights.

### External

Property occupies a good sized, elevated plot with a sweeping shared driveway that extends round to the front and leads into the generously sized attached garage. Also to the front is a well kept garden with mature shrubbery and tree borders along with a central lawn. To the rear is an additional

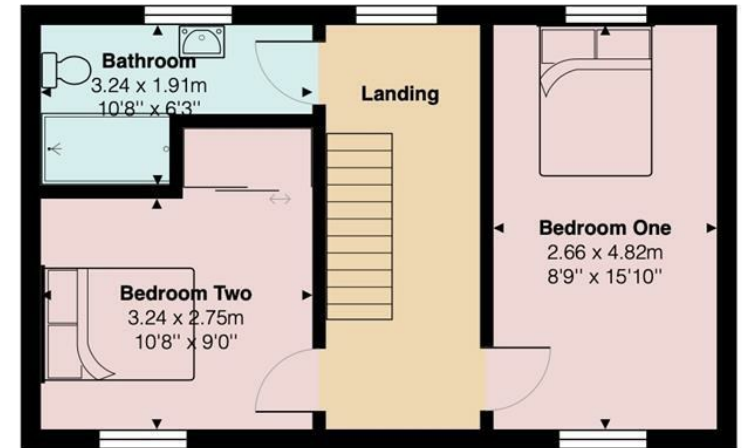
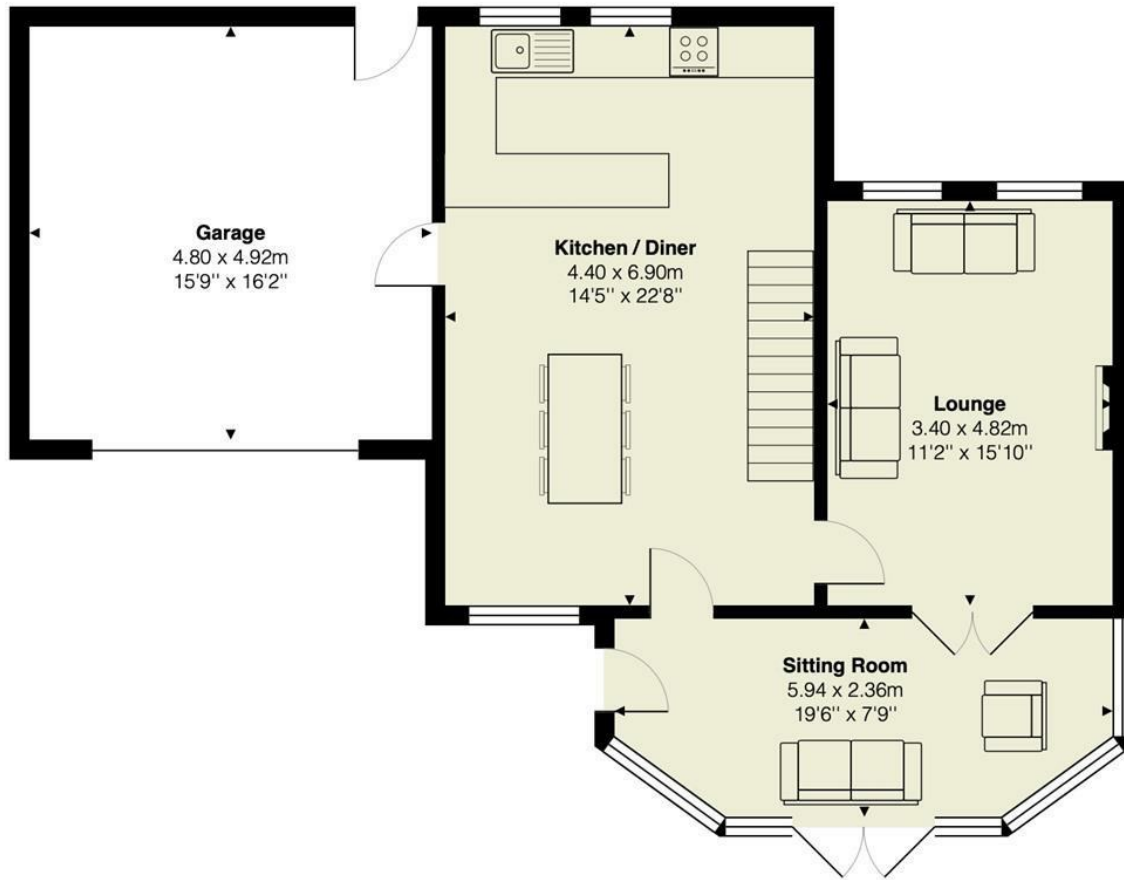
lawned garden with plenty of privacy, thanks to a mature hedgerow border.

### Council Tax

Band D







Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Most energy efficient - lower running costs</p> <p>(92-100) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>	<p>84</p>	<p>Most environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(81-101) <b>A</b></p> <p>(69-80) <b>B</b></p> <p>(55-68) <b>C</b></p> <p>(39-54) <b>D</b></p> <p>(21-38) <b>E</b></p> <p>(1-20) <b>F</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	<p>62</p>
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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