



5 The Spinney, Lancaster, LA1 4JQ

Occupying an impressive plot in a sought after location in South Lancaster, is this well presented three bedroom detached house on The Spinney. Ready to move in, the ideal family home also comes with a sizeable wrap around garden that offers plenty of potential for extending, along with a converted bar that could also double up as a home office. Tastefully decorated throughout, the property briefly comprises on the ground floor of a welcoming entrance hall, a spacious fitted kitchen diner, a relaxing lounge complete with patio doors out to the rear garden, and a handy downstairs WC. To the first floor are two excellent sized double bedrooms, a single bedroom and a stylish three piece bathroom suite. Externally, the property occupies a desirable plot with a wrap around garden that also includes a driveway and garage. To the rear is a lawned South facing garden with two patio seating areas where the sun can be enjoyed at its most, whilst also providing access into the converted bar / home office. Appealing to a range of buyers, the charming home enjoys close proximity to esteemed primary and secondary schools, as well as convenient access to the wide range of amenities offered by the historic city of Lancaster. Within easy reach, you'll find an array of popular high street shops, restaurants, bars, and supermarkets, as well as the University of Cumbria, the Royal Infirmary, and a convenient West Coast mainline railway station. Commuters will appreciate the availability of local buses, providing regular transportation within the city, including routes to Lancaster University. Moreover, the M6 motorway is just over three miles away, offering convenient access to destinations further afield.



Ground Floor

Hall

Welcoming entrance hall with laminate flooring, storage cupboards, window to side aspect, radiator and ceiling light.

WC

Low flush WC and a wash hand basin, radiator and ceiling light.

Kitchen / Diner

Spacious kitchen diner with a range of base and wall mounted units, four ring electric hob with fan oven beneath, plumbing for washing machine, space for fridge freezer, sub and drainer unit. With open access into the lounge, a window overlooking the rear garden, door to rear garden, radiator and ceiling lights.

Lounge

Inviting lounge with a patio sliding door leading out to the rear garden, a window to front aspect, radiator and ceiling lights.

First Floor

Bedroom One

Large double bedroom with a window to rear aspect, fitted wardrobe storage, radiator and ceiling light.

Bedroom Two

Another good sized double bedroom, also with a window to rear aspect, fitted wardrobe storage, radiator and ceiling light.

Bedroom Three

Large single bedroom with a window to front aspect, radiator and ceiling light.

Bathroom

Contemporary three piece suite comprising of a panel bath with a shower over, low flush WC and pedestal wash hand basin. Window to side aspect, towel radiator and a ceiling light.

External

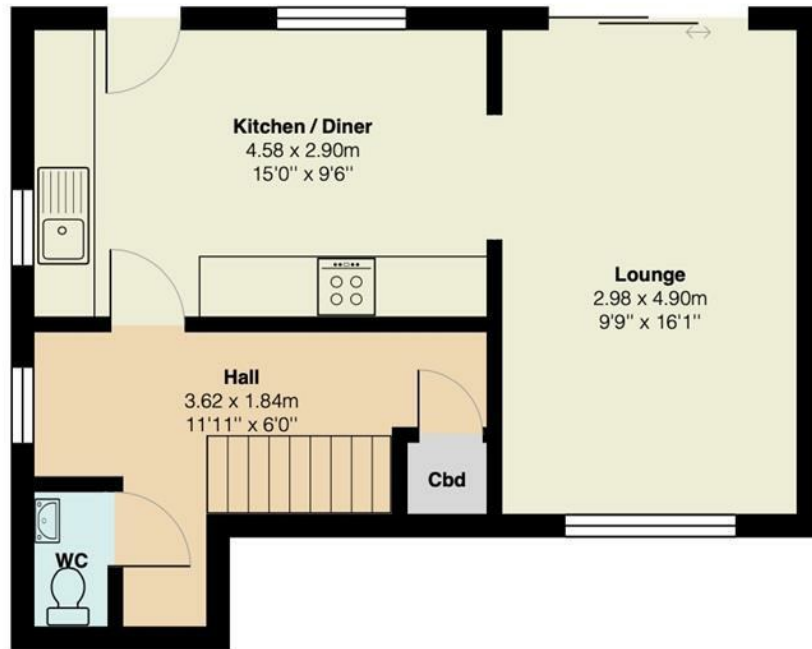
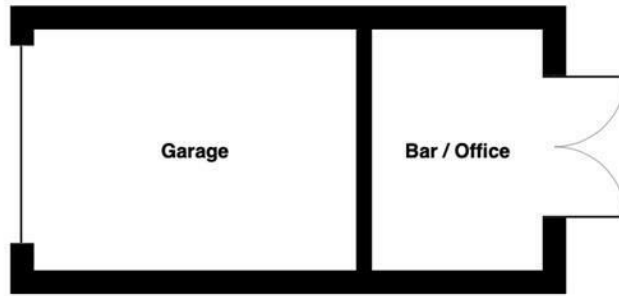
Property occupies an excellent plot with a wrap around garden that also includes a driveway and garage. To the rear is a part lawned / part Astroturfed South facing garden with two patio seating areas where the sun can be enjoyed at its most. Also provides access into the converted bar.

Garage / Bar

Detached garage which provides a valuable storage space. The rear of the garage has been converted into a relaxing bar area that could also double up as a home office if needed.







Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Best energy efficient - lower running costs	Current	Best environmentally friendly - lower CO ₂ emissions	Current
(92-100) A		(82 plus) A	
(85-91) B		(82-81) B	
(69-84) C		(80-80) C	
(55-68) D		(55-65) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Worst energy efficient - higher running costs		Worst environmentally friendly - higher CO ₂ emissions	
	EU Directive 2002/91/EC		EU Directive 2002/91/EC

Energy Efficiency Rating: 72 (Current), 84 (Potential)

Environmental Impact (CO₂) Rating: A (Current), A (Potential)

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