



## 263 Willow Lane, Westbourne Park, Lancaster, Lancashire, LA1 5UB

A brilliant four bedroom detached family home in the desirable Westbourne Park area of Lancaster. Located within walking distance of the local primary school, with easy access to the canal, train station and Lancaster city centre, this is a fantastic hub for busy family life. Boasting views across fields from the bedrooms, the neighbourhood is quiet, with no through traffic and the countryside on your doorstep.

Internally there are two spacious reception rooms and a large conservatory, making it the perfect house for entertaining friends and family. The garage has been converted into a utility room and home gym, this versatile space can be tailored to your needs. Upstairs two double bedrooms and two single bedrooms provide comfortable sleeping spaces, serviced by the modern family bathroom off the main landing.

With the convenience of its proximity to Lancaster, and the surrounding natural landscapes, this warm and welcoming property is just waiting to become your new home.



### Reception 1

**15'6" x 10'11" (4.74 x 3.33)**

A spacious reception room situated at the front of the property, filled with natural light from the double glazed bay window onto the front garden. Featuring a carpeted floor and modern fireplace, with ample room for multiple sofas and storage, to create a warm and welcoming living space.

### Reception 2

**13'4" x 9'10" (4.08 x 3)**

A second reception room sits at the back of the property with a tiled floor, electric fire and natural wood mantle above. A fantastic snug room or reading room, with room for two sofas, it has natural light from the double glass sliding door into the conservatory, with overhead spotlights for the evening.

### WC

A downstairs WC featuring a low flush toilet, pedestal sink, heated towel rail and porcelain floor tiles. Only a couple of years old, the WC benefits from a frosted double glazed window onto the front of the property.

### Kitchen

**13'4" x 8'4" (4.08 x 2.56)**

A fantastic family kitchen sits directly ahead as you enter the property. The tiled floor has a central mosaic effect focal point, complementing the warm wood units and neutral backsplash. The kitchen has integrated appliances including a fridge, freezer, dishwasher, double oven and six ring gas hob. An internal UPVC window looks through to the conservatory behind, with spotlights and an abundance of wall sockets ideal for surface level appliances. An external UPVC door leads out to the garden and converted garage.

### Conservatory

**26'2" x 10'7" (8 x 3.23)**

An expansive rear conservatory sits along the back wall of the main house, with clearly defined dining and social areas. Double glazed glass windows surround you and take in the back garden whilst filling the space with light. It has a thermal roof, tiled floor and radiator, meaning its a great entertaining space all year round.

### Utility

**8'9" x 6'4" (2.69 x 1.95)**

A utility room in the converted garage featuring a combi boiler, utility points for household appliances and a radiator mounted on the wall.

### Gym

**9'9" x 8'9" (2.98 x 2.69)**

Currently used as a home gym, the front of the converted garage is a great, versatile space that you can tailor to your needs. With a wall mounted radiator and laminate flooring, it would make the perfect home office, hobby room or can be converted back into a garage for vehicles.

### Landing

A carpeted landing connects the first floor rooms, with overhead loft access and an airing cupboard.

### Bathroom

A modern family bathroom services the upstairs bedrooms, with a pedestal sink, low flush corner toile and a deep bath with overhead shower and newly installed glass panel. The walls are fully tiled, with a vinyl floor and a traditional silver radiator providing warmth.

### Bedroom 1

**11'9" x 9'6" (3.59 x 2.90)**

A contemporary double bedroom, with newly fitted grey carpeted floor, double panel radiator and a large double glazed window filling the room with light. It has ample floor space for a double bed with built in wardrobes to keep the clean, modern feel.

### Ensuite

An ensuite attached to the main bedroom featuring a double walk in shower, corner sink unit and a low flush corner toilet.

### Bedroom 2

**10'0" x 9'6" (3.05 x 2.92)**

A well-proportioned double bedroom with plenty of room for bedside tables and storage solutions on the new carpeted floor. A double glazed window provides views across the fields with a double panel radiator situated below.

### Bedroom 3

**9'10" x 8'10" (3 x 2.71)**

A single bedroom located at the front of the property with newly fitted carpet, a storage cupboard with hanging space and a built in desk and bookshelf. Perfect for a home office, nursery or child's bedroom, the room benefits from a double glazed window with a double panel radiator below.

### Bedroom 4

**9'6" x 6'9" (2.9 x 2.08)**

Located at the rear of the property is a versatile single bedroom currently used as a yoga room, that would make a great nursery or child's bedroom. A double glazed window looks out to the back, with spotlights and a new carpeted floor.

### Attic

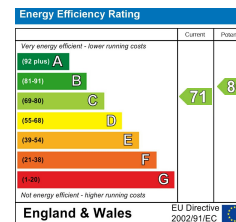
Accessed from the landing is an attic which runs the length of the house, it is 3/4 boarded so ideal for storage to keep your home clutter-free.

### External

To the front, the property has a paved driveway with space for two vehicles and a lawned front garden providing excellent kerb appeal. The rear garden wraps around the large conservatory with an artificial lawn and raised planting bed borders. There is a small fence separating the lawn area from the paved rear patio outside the back door and converted garage.







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