



38 Nairn Road, Lancaster, LA1 5UY

A well-presented, modern two bedroom home situated on a quiet street on the historic Lancaster Quayside. Built in 2015, this property boasts two dedicated parking spaces and easy access to Lancaster town centre and public transport, making it a perfect hub for young professionals and commuters.

Internally, there are bright living spaces on the ground floor with a large living room that can be opened up to the luscious rear garden through glass double doors. Two well-proportioned double bedrooms form comfortable sleeping spaces upstairs, with plenty of storage to keep the clean, minimal feel of the house.

The property has sleek, contemporary styling throughout with all the modern amenities you'd expect from city living combined with quiet suburban surroundings, making it a fantastic first home for young couples and families.



Location

Located on the popular Lancaster Quayside, this property is situated at the end of a quiet street, within walking distance of the River Lune. It is a short trip into Lancaster town centre with easy access to Lancaster train station, bus station and the motorway, making it great for commuting.

Hallway

13'0" x 4'5" (3.97 x 1.36)

A welcoming entrance hallway, accessed by the external front door, with tiled flooring, a single radiator and two pendant ceiling lights.

There is access to two storage cupboards, one is located by the front door with smart meters for the utilities and storage space for household gadgets. A second storage cupboard is located beneath the stairs and houses appliances such as washer and dryer, with built in ventilation to avoid damp issues and a shelf perfect for storing cleaning products.

Kitchen

7'1" x 6'2" (2.18 x 1.88)

A sleek, modern kitchen with tiled flooring and white units coupled with a warm wood work surface. Integrated appliances include a double oven, four ring gas hob with extractor, fridge and freezer. A double sink and drainer sits beneath the double glazed window looking out to the front of the property and filling the room with natural light. There is plenty of storage with over and under counter cabinetry, keeping the clean, minimal feel of the room.

WC

5'8" x 3'7" (1.74 x 1.10)

A practical downstairs WC featuring a floating sink unit, low flush toilet and tiled walls.

Living Room

12'9" x 12'6" (3.9 x 3.82)

A spacious living room with plenty of floor space on the laminate floors for multiple sofas and storage units, plus a dining table if you require. A sliding glass door opens the room out to the luscious rear garden, with double glazed windows either side filling the room with natural light, and a pendant ceiling light for evening entertaining.

Landing

8'7" x 2'8" (2.62 x 0.82)

A carpeted landing connects the upstairs rooms, with a storage cupboard accessed via a door at the top of the stairs. There is an overhead access hatch for the attic.

Bathroom

6'7" x 6'3" (2.01 x 1.93)

A large bathroom sits off the top landing and services the upstairs bedrooms. The suite includes a floating modern sink, low flush toilet, heated towel rail and a bath with overhead shower in a tiled enclosure. Vinyl flooring completes the contemporary main bathroom.

Bedroom 1

12'6" x 8'9" (3.83 x 2.67)

A well-proportioned double bedroom sits at the rear of the property with a large double glazed window overlooking the back garden and a single panel radiator beneath. Full height built in wardrobes with sliding doors provide hanging and shelving space for clothing. There is ample room on the carpeted floor for a double bed, bedside tables, and a dressing table in the alcove at the end of the bed, illuminated by a pendant ceiling light.

Bedroom 2

12'7" x 8'2" (3.85 x 2.5)

A spacious double bedroom at the front of the property, with a large double glazed window filling the room with light. It features a carpeted floor, with space for a double bed and storage solutions, plus an alcove that would fit a dressing table or desk. There is a storage cupboard, situated over the stairs, which provides further storage space to keep your home feeling clean and clutter-free.

Store Cupboard

2'4" x 1'11" (0.72 x 0.59)

A cupboard located at the top of the stairs houses the serviced boiler, with storage space below, ideal for linen and laundry storage.

Garden

A beautiful rear garden, accessed by a sliding glass door, creates a green backdrop for the main living area. Featuring a

paved patio directly outside the property, great for a morning coffee, with a second seating area further down the garden great for relaxing in the sun. The manicured lawn is bordered by mature plants and bushes, creating a private, green sanctuary to enjoy the warmer weather. A gate provides access to the rear of the garden.

External

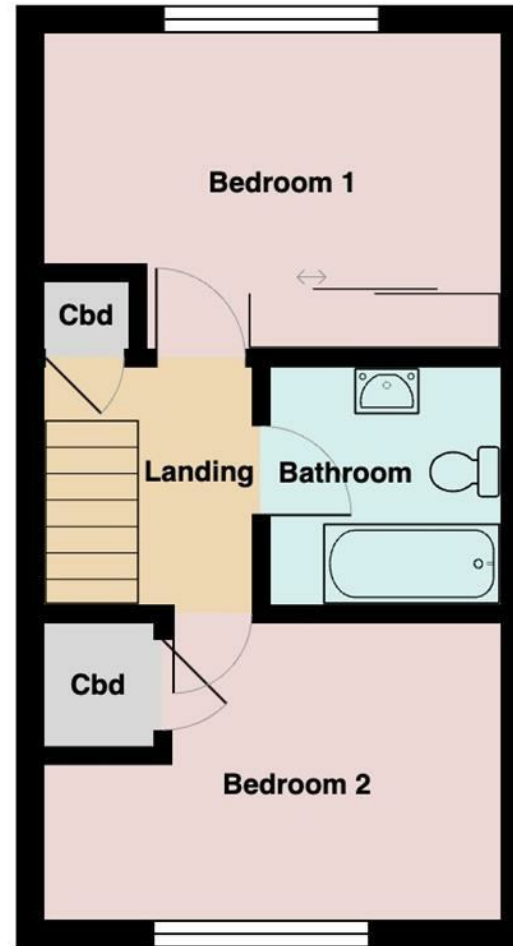
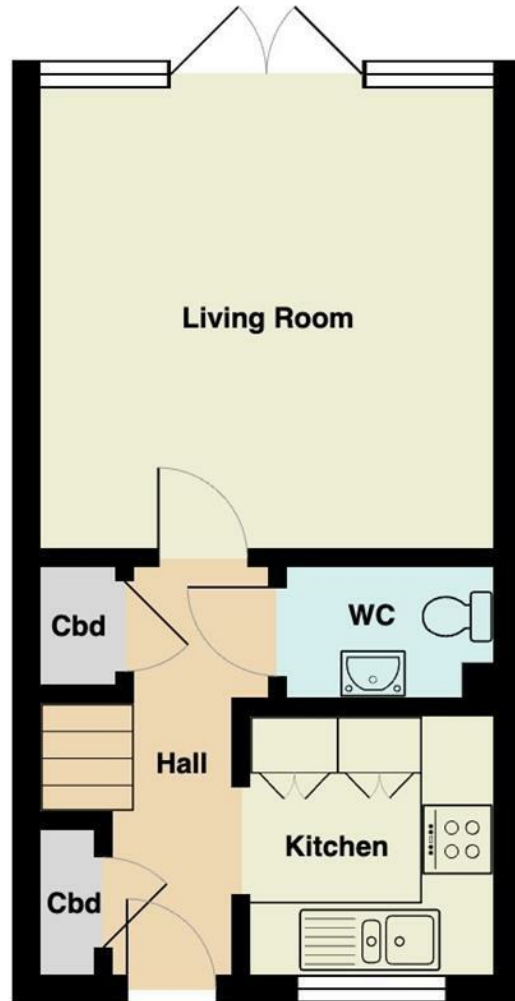
The property comes with two dedicated parking spots directly in front, with a small front garden providing kerb appeal.

Tenure

The property is leasehold with a term of 999 years from 2015. The ground rent is £200 per annum and the service charge is approximately £120 per annum..







Energy Efficiency Rating		Current	Possible
Very energy efficient - lower running costs			96
(92 plus) A			
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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