





## 18 Lindbergh Avenue, Lancaster, LA1 5FR

A stylish and beautifully maintained detached family home on Lindbergh Avenue on the ever popular Highgrove development to the south of Lancaster and within easy reach of Lancaster University, the Royal Lancaster Infirmary and the University of Cumbria, with M6 Junction 33 a short drive away. The perfect family home for the growing family or the established professional with tasteful decor and fixtures throughout and offered for sale with no chain.

The ground floor accommodation comprises a welcoming entrance hallway, a spacious, yet cosy lounge, a stunning kitchen/breakfast room, a superb family room plus a handy WC and utility. The first floor hosts a brilliant master bedroom with ensuite and dressing area, three more well proportioned bedrooms and a contemporary family bathroom. Externally the property boasts ample off street parking for several vehicles, an integral garage and beautifully landscaped gardens.



## Ground Floor

### Entrance Hallway

From the moment you walk through the uPVC front door, you're welcomed by a spacious hallway decked out in high-quality laminate flooring with plenty of built-in storage.

### WC

A handy ground floor facility.

### Lounge

**11'5" x 19'11" (3.49 x 6.09)**

The lounge is a cosy retreat with its warm laminate floors, a chic living flame gas fire set in a marble surround and hearth, topped with a wooden mantle. Natural light floods in through the large front window and French doors at the rear, opening up to the garden, perfect for easy indoor-outdoor living.

### Kitchen/Breakfast Room

**22'8" x 13'1" (6.92 x 3.99)**

The heart of the home is the kitchen dining area, complete with a stylish Wren kitchen. It features everything from integrated appliances like a double oven and microwave to luxurious quartz floor tiles and granite worktops. Swarovski crystal tiled splashbacks add a touch of glamour, and there's an island with LED lighting above for extra workspace and storage. It's not just about looks; there's also an induction hob with an extractor above and a one and a half bowl inset sink, making it as practical as it is beautiful.

### Utility Room

Just off the kitchen, the utility room has all you need for laundry day, with plumbing for washing and drying machines and an exterior door for side access.

### Family Room

**19'5" x 11'11" (5.93 x 3.64)**

Adjacent to the kitchen, the family room is flexible with twin Velux skylights and porcelain tiles. It's a light, open space with French doors to the garden and a cleverly integrated cupboard that can serve as a compact home office.

### Integral Garage

**14'11" x 19'9" (4.57 x 6.04)**

## First Floor

### Landing

Head upstairs and you'll find the landing bright and airy,

providing access to all the bedrooms and featuring a central stylish light fixture, loft access, and an airing cupboard.

### Master Bedroom

**14'1" x 16'0" (4.3 x 4.9)**

The master bedroom is a real sanctuary, with ample built-in storage, twin windows overlooking the front, mood lighting and electricity points.

### Ensuite

**7'2" x 5'3" (2.2 x 1.61)**

The ensuite bathroom includes a rainfall head shower and chic vanity units underlit with neon.

### Bedroom Two

**11'10" x 9'11" (3.62 x 3.04)**

A well proportioned double bedroom with a double glazed window to the rear, ceiling lighting and electricity points.

### Bedroom Three

**10'10" x 9'11" (3.31 x 3.04)**

Another double bedroom with double glazed window to the rear, ceiling lighting and electricity points.

### Bedroom Four

**9'8" x 7'5" (2.96 x 2.28)**

With a double glazed window to the front, ceiling lighting and electricity points.

### Family Bathroom

**7'0" x 6'0" (2.14 x 1.84)**

The family bathroom mirrors the style and sophistication found throughout the house, featuring a full suite with a mixer shower over the bath, a large basin with storage underneath, and fully tiled walls that elevate the space.

### Externally

Outside, the property doesn't disappoint with its beautifully maintained front and rear gardens, offering a peaceful escape or a perfect spot for entertaining. There's plenty of room for parking on the driveway, enhanced by tasteful landscaping that welcomes you home every day. This house isn't just a place to live; it's a place to love living, with every detail thoughtfully designed to ensure comfort and style in every corner.

### Services

The property is serviced by gas and electricity and mains drainage.

## Council Tax

Band F via Lancaster City Council.

## Tenure

Freehold.

## Viewings

Strictly by appointment with Houseclub Estate Agents, Lancaster.

## Energy Performance Certificate

The full Energy Performance Certificate is available on our website or by contacting our hybrid office.

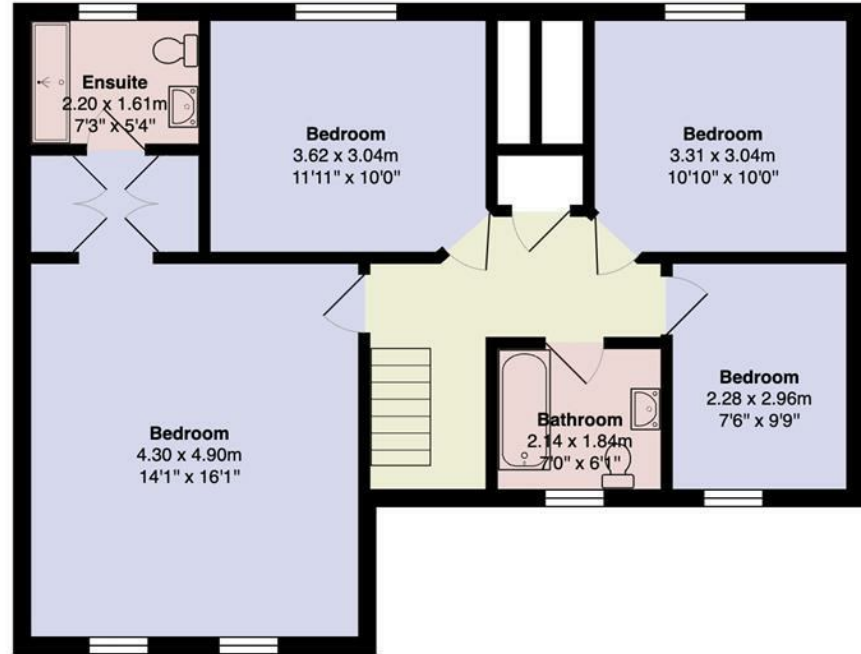












Energy Efficiency Rating		Current	Possible
Very energy efficient - lower running costs			
92 plus	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		71	79
EU Directive 2002/91/EC			

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