





## 10 Newlands Road, Lancaster, LA1 4JF

A well-presented two bedroom true bungalow in a convenient South Lancaster location. With schools, shops and pubs on your doorstep, you are perfectly placed to take advantage of the nearby amenities without the need to drive. For those who travel for work, it is a short drive into the city centre or out to surrounding villages and the motorway, plus there's a bus route which passes outside providing easy access to the city.

The property has been much-loved and well-maintained by the current owners, with lots of updates and professional decoration to create a warm and welcoming home. The front driveway has been extended to fit multiple vehicles, the roof has been redone within the last 2 years and the rear garden has been landscaped to create a fantastic space for entertaining or relaxing. A large kitchen diner leads through to the comfortable living room to the rear which takes in the greenery of the garden through French doors to the patio. A modern bathroom suite services the two bedrooms, and clever storage solutions have been installed to maximise the use of space. Externally a detached garage with workshop space sits beside the well-kept tiered garden, providing plenty of space for you to tailor to your needs.

A fantastic house for young couples, professionals and retirees, with plenty of space to create your ideal home. It is move in ready with comfortable and well-proportioned living and sleeping spaces, just waiting for you to add your mark!



## Location

Situated on Newlands Road in South Lancaster you are perfectly placed for local amenities. Two excellent primary schools are within walking distance, as well as shops and eateries. A pub is located at the end of the road providing easily an accessible social space, without the need to drive. There are plenty of green spaces within easy reach, including Barton Road playing fields, so it's good for those with young children and pets.

## Porch

A carpeted porch sits at the entrance to the property, with an external UPVC security door and white painted walls. There is hanging space for outdoor clothing to keep the home feeling clear and clutter-free.

## Hall

**13'7" x 3'9" (4.15 x 1.16)**

A carpeted hallway connects the living and sleeping spaces, with a long double panel radiator against the wall. There is space for a storage unit, plus a cleverly designed rotating shelving unit mounted to the wall beside the bathroom door. The attic is accessed via a hatch in the ceiling.

## Kitchen

**13'8" x 8'11" (4.17 x 2.73)**

A contemporary kitchen is located at the front of the property with grey laminate flooring, a cream tiled backsplash, dark wood laminate work surface and cream shaker style cabinets. The appliances include an integrated oven, four ring gas hob, overhead extractor fan, integrated fridge, freezer and washing machine. Counter level plug sockets are all around, ideal for kitchen gadgets and electronics. A sink and drainer is set below the large double glazed window on the front aspect, with smart carousel storage in the cabinets below. There is space by the entrance to the living room for a family dining table with a double panel radiator beside making it a great space for gathering friends and family.

## Living Room

**15'10" x 11'3" (4.85 x 3.43)**

A large living room sits off the kitchen at the back of the house. Boasting large sliding glass doors out to the rear patio which fill the space with natural light and allow the space to

be opened up in the warmer months, great for entertaining. A gas fire with downlighting in the off white stone surround forms the focal point of the room, with ample space on the laminate floor for multiple sofas and chairs plus display and entertainment units. With two wall lights, a central ceiling light and a double panel radiator make this a welcoming socialising and relaxation space.

## Bathroom

**6'3" x 5'4" (1.91 x 1.64)**

A bright bathroom sits off the main hallway, accessed by a sliding door. The space is illuminated by a large frosted double glazed window on the side aspect of the property, plus ceiling spotlights for in the evening. The suite includes a bathtub with overhead shower, a white pedestal sink and a white low flush toilet. The grey vinyl flooring and wall tiles to the ceiling complement the classic white styling of the fixtures. A double panel radiator is mounted to the wall with a towel rail and mirror above. A wall-mounted storage cupboard houses a shaver socket.

## Bedroom 1

**12'10" x 8'11" (3.93 x 2.73)**

A well proportioned double bedroom sits to the rear of the property with a large double glazed window out to the back garden providing natural light. There is ample space on the laminate floor for a double or king size bed, plus wardrobes, bedside tables and drawer units. A double panel radiator sits beneath the window with a central ceiling light completing the comfortable sleeping space.

## Bedroom 2

**9'11" x 6'11" (3.04 x 2.13)**

A single bedroom is located at the the front of the property, with a large double glazed window and double panel radiator below. Currently set up as a spare bedroom with single bed, cot, drawer unit and wardrobes, it would be equally suitable for a home office or hobby room depending on your needs. Grey panelling around the lower half of the walls and sleek grey wallpaper above combine to create a stylish and versatile space, with new carpet underfoot.

## Attic

A large attic sits above the property, with high ceiling and

partly boarded, offering a great space for storage or for future conversion as many neighbours have done. It is accessed via a drop-down ladder in the main hallway, and houses the serviced Vaillant boiler for the property.

## Garage

**22'6" x 9'0" (6.86 x 2.76)**

A good sized practical detached garage sits to the side of the house, with an up and over door off the driveway and a side UPVC door offering access from the rear garden. The garage has been sectioned to create a useful workshop space to the rear, with benches and shelving providing plenty of space to organise tools and materials, plus a frosted double glazed window to the side for light. The front of the garage has a work surface with space below for appliances, and a double glazed frosted window above. Spotlighting in the ceiling make the space useable in the evenings. There is plenty of space, whether for vehicles or equipment, so you can tailor it to your needs.

## Garden

The garden features a large paved patio with Indian flagstones and built in seating, with plenty of space for additional seating and storage solutions. From the main patio you can ascend the tiered rear of the garden via stone steps, with each tier housing sheds (up for negotiation), shrubs and mature trees giving a dramatic backdrop to the property. The top tier backs onto the fields behind, adding to the sense of privacy. The detached garage can be accessed from the lower garden patio via a UPVC side door, with side gate access to the front driveway. The lower garden is a safe and secure space for children and pets. Garden lighting is remote controlled, allowing you to control it from the house and add a feeling of elegance in the evenings.

## Exterior

The front of the property boasts an extended block paved and tarmac driveway with parking for 4 cars, great for hosting family and friends. The block paving extends up the side of the property to the garage. There is a wall mounted electric vehicle charging point installed which is up for negotiation.

## Additional information

Freehold. Council Tax Band C.

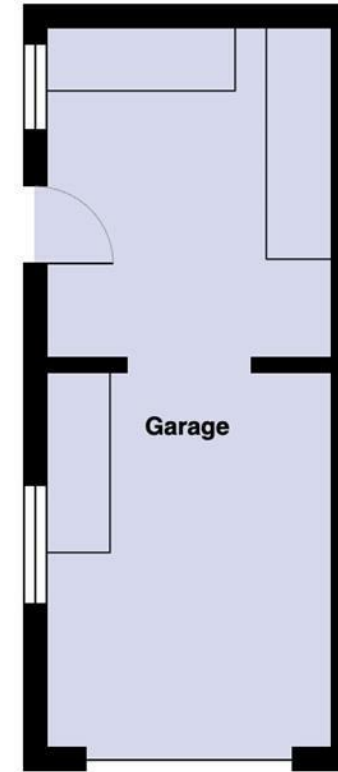












Energy Efficiency Rating		Current	Possible
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			87
(81-91) <b>B</b>			
(69-80) <b>C</b>		69	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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