



44 Lincoln Road, Lancaster, Lancashire, LA1 5DN

A beautifully presented two bedroom terraced house in the Fairfield area of Lancaster. Within walking distance of the train station, local shops and the city centre, you don't get much more conveniently located than this, with everything you need on your doorstep. Nearby green spaces are great for pet owners with Fairfield Park, the Millennium Orchard and the historic Lancaster canal all within easy reach!

The property combines contemporary styling with period features to create a stunning, move in ready home, ideal for first time buyers, young professionals and couples. An inviting reception room greets you as you enter the home, forming the ideal space to host family and friends, with the well-proportioned kitchen diner located to the rear of the house. Upstairs, two large double bedrooms offer luxurious sleeping spaces, serviced by the modern shower room making getting ready each day a pleasure.

Externally a secure rear garden offers a low maintenance, sun-filled space to enjoy the warmer weather, great for small children and pets. There is on-street permit parking to the front and excellent public transport links nearby.

This property is exceptionally well-presented allowing you to move in and start your new chapter with ease. Contact us today to book a viewing!



Living Room

13'10" x 12'3" (4.22 x 3.75)

A well-presented living room greets you as you enter the home, with laminate flooring tying it to the rest of the downstairs. There is ample room for multiple sofas and storage solutions, with a sealed open fireplace with an exposed brick back wall forming the focal point of the room. A double glazed window on the front aspect offers plenty of natural light, with a central ceiling light for evening use. A great space to gather friends and family, the contemporary styling incorporates the period touches such as the picture rail that run around the perimeter of the room to create a cohesive, stylish living space.

Kitchen Diner

13'10" x 13'10" (4.24 x 4.22)

Sleek laminate flooring ties the kitchen diner to the living room keeping the contemporary feel of the ground floor. Appliances include an integrated four ring gas hob with integrated oven below, an integrated fridge freezer and a composite sink and drainer with undercounter space for a washing machine. A large space in the centre of the room houses the family dining table with an overhead pendant light and spotlighting over the preparation space. There's no shortage of storage with the matte blue shaker style cabinetry extending under the staircase and housing a built in wine rack, with space for additional units beside. An external door leads out to the courtyard garden allowing the space to be opened up for summer entertaining.

Bathroom

8'0" x 4'11" (2.46 x 1.50)

A modern bathroom at the rear of the house benefits from a frosted double glazed window which fills the room with daylight, plus a ceiling light for use in the evenings. The suite includes a double walk in shower enclosure with stylish green vertical tiling, a low flush toilet, floating sink unit with storage plus a heated towel rail behind the door. Luxury vinyl tile flooring and white painted walls provide practicality whilst keeping with the sleek contemporary feel of the rest of the home.

Bedroom 1

13'8" x 12'10" (4.18 x 3.93)

An impressive double bedroom at the front of the house provides a luxurious main bedroom, with fitted wardrobes on two walls offering an abundance of storage with hanging and shelving space. There's ample room on the plush grey carpeted floor for a king size bed and drawer units, with room left over so you can design the room to fit your needs. A double panel radiator on the chimney breast adds to the comfort, with a large double glazed window on the front aspect flooring the room with light from the front. A central ceiling light, bedside lights and double sockets complete the luxurious sleeping space.

Bedroom 2

10'9" x 8'2" (3.29 x 2.50)

A contemporary carpeted bedroom with neutral walls and a plush grey carpet sits at the rear of the house. A double glazed window overlooks the courtyard garden and provides natural light, with a central ceiling light for evening use. A deep over stair built in cupboard offers plenty of storage space, with additional storage space above and ample room for a double bed and dressing table within the bedroom.

Attic

With an access hatch over the landing, the attic offers storage space for bulkier items and long term storage to keep the clean, contemporary feel of the home.

Courtyard Garden

The well-proportioned, low maintenance courtyard garden to the rear of the property offers a safe and secure space for children and pets with stone walls on all sides and a lockable gate to the alleyway behind. With ample room for seating, BBQs and outdoor toys, you can design the space to meet your needs, whether hosting friends and family, or sitting back and soaking up the sun, there's plenty of space to utilise.

Additional Information

Freehold. Council tax band A.







Energy Efficiency Rating		
	Current	Possible
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	73	
(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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