





## Inside The Home

Stepping through a composite glazed door, you are instantly welcomed into a spacious Entrance Hall. Tastefully appointed throughout, with wooden clad detailing and Amtico herringbone flooring, a handy ground floor WC can be found as well as a useful under the stair storage cupboard and stairs leading to the first floor. To the right, a beautifully appointed Living Room can be found, perfect for cosy nights in. With a feature electric log burning stove set inside media wall fire surround. The finer details continue in this room, with herringbone style flooring as well as inset lighting in the chimney breast, creating a peaceful ambience.

To the rear of the property, a truly exquisite open plan living area can be found. An open plan Dining Kitchen provides ample space for any growing family. This beautifully appointed room is fitting with a range of wall and base units with complementary Quartz worktops as well as range of an integrated appliances including a four gas hob, a double high-rise oven and underfloor heating. This open plan area provides the perfect backdrop for entertaining family and friends as the property was extended in 2021 to incorporate an additional Sitting Room with a feature media wall, an integrated electric fireplace and sliding double doors providing secure access to the rear, as well as a handy utility room with plumbing for a washing machine space for a tumble dryer. Perfectly screened by a glass door to allow ample natural light to filter into this remarkable home. The Utility Room also provides additional storage always needed for a busy family household.

To the first floor, four generous bedrooms can be found with the master bedroom having built-in wardrobes and a modern shower room with a large walk-in shower. The family bathroom is also located on this floor and it's fitted with a three-piece suite providing a bath with a shower over. There is also a handy built in airing cupboard housing and modern central heating boiler, as well as access to a loft space.

## Let's Take A Closer Look At The Area

Nairn Road sits in a discreet position, providing excellent access to the wide range of amenities Lancaster has to offer. With a multitude of high street shops, restaurants, bars and

supermarkets within walking distance, as well as highly regarded primary and secondary schools. For commuters, local buses provide regular travel in and around the city, as well as the West Coast mainline railway station and the M6 motorway providing access further afield.

## Let's Step Outside

To the front of the property, a laid to lawn garden can be found with mature hedging, shrubs and trees adding to this property's privacy. Lavender lined pathways lead to the front door of this home, with a decorative covered entrance. To the side of the property, a generous tarmac driveway can be found providing off-road parking for two cars. Secure gates provide access to the side of the property where an additional car parking space can be found which leads to a detached Garage, with light and power. To the rear, a tranquil haven has been created, providing a space that the whole family can enjoy. With a large flagged patio and BBQ area providing the perfect backdrop for alfresco dining and entertaining, a raised Astroturf area can also be found, surrounded by raised planted borders, secure wooden fences and mature shrubs.

The perfect backdrop for entertaining or simply relaxing with a morning coffee. There is something for everything with this immaculate home.

## Services

The property is fitted with a gas central heating and has mains electric, mains water and mains drainage.

## Tenure

The property is Freehold. Title number: LAN199897. With an annual a service charge of approx £185, which covers maintenance of communal areas around the development, as well as lighting.

## Council Tax

This home is Band D under Lancaster City Council.

## Viewings

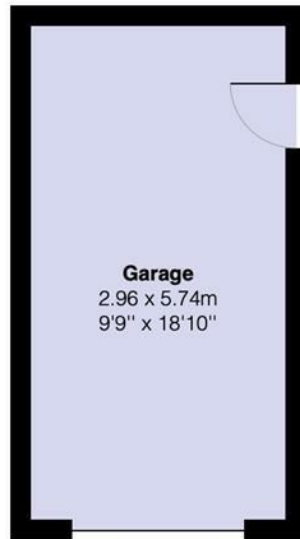
Strictly by appointment via Houseclub Estate Agency.

## Energy Performance Certificate

View online or for more information contact our office for details.







| Energy Efficiency Rating                    |          |
|---------------------------------------------|----------|
| Current                                     | Possible |
| Very energy efficient - lower running costs |          |
| (92-100) <b>A</b>                           | 94       |
| (81-91) <b>B</b>                            | 84       |
| (69-80) <b>C</b>                            |          |
| (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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