





Inside The Home

Nestled in the stunning Lancashire countryside, this beautiful family home offers a perfect blend of space and comfort for any growing family. Entered via a welcoming Entrance Sun Room, this provides a beautiful day room space. Leading into a spacious Entrance Reception Room, this area provides an additional reception room. With a handy ground floor WC, a large built in storage cupboard and stairs leading to the first floor. A large Living Room can be found, providing ample space for large family get togethers and cosy nights in. Centred around a gas living flame fire with decorative surround, open views across the surrounding fields can be enjoyed from the comfort of your armchair. An open plan Kitchen Diner can be found to the rear of the property, providing further space. Recently installed, this spacious room is fitted with a range of high gloss wall and base units with a complementary worktop over and a range of appliances including, a four ring induction hob with extractor above. A double oven can also be found as well as an integrated fridge freezer, dishwasher and washing machine. With a UPVC double glazed door providing access to a rear courtyard.

To the first floor, three generous bedrooms can be found, with the master bedroom fitted with a ensuite shower room and incredible views across the surrounding countryside. Sit back and enjoy a morning coffee from the warmth and comfort of your bed whilst enjoying spectacular open views over the surrounding countryside. The family bathroom provides the home with a sizeable three piece suite and a handy storage cupboard located on an open landing area with a decorative Oak and glass balustrade.

Let's Take A Closer Look At The Area

Situated in the historic village of Slyne, neighbouring villages such as Bolton Le Sands and Hest Bank which hug the shores of Morecambe Bay. With a plethora of local amenities located in this vibrant village which include a highly regarded primary school, access to local high schools via an excellent public transport, a handy convenience shop, a busy community hall and eateries such as two well known pubs and a tea room. With access to the M6 motorway via junction 35, and the excellent Bay Gateway, this property is perfectly placed for commuters, with the market town of Carnforth

providing access to a train station linking you to the West Coast Mainline.

Let's Step Outside

To the front of the property, a low maintenance laid to lawn garden can be found. With paved pathways, secure stone walling, and beautifully planted borders. Located directly opposite the property, two allocated car parking spaces can be found, with a detached double garage located a short way along the courtyard. Fitted with light and power, there is ample additional storage as well as internal car parking. To the rear of the property, a paved open courtyard can be found providing the perfect quiet retreat.

Services

The property is fitted with a modern gas central heating boiler which is serviced yearly, and has mains electric, mains water and mains drainage.

Tenure

The property is Freehold. Title Number: LA731305. There are 8 properties located in the courtyard which share a residence association which manage and maintain the communal areas. For this, a fee of £50 per annum is paid by all properties to cover areas such as communal lighting and maintenance of the driveway from the main road.

Council Tax

This home is Band E under Lancaster City Council.

Viewings

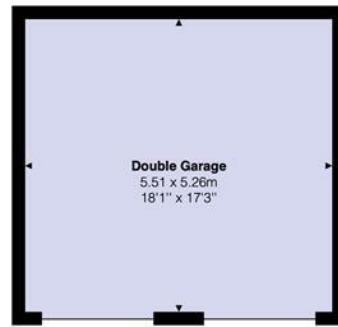
Strictly by appointment via Houseclub Estate Agency.

Energy Performance Certificate

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







Total Area: 159.4 m² ... 1716 ft²

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		

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EU Directive 2002/91/EC

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