



**R&B**  
ESTATE AGENTS

9 Kempton Road, Lancaster, LA1  
4LU

9, Kempton Road, Lancaster

## The property at a glance 3 1 1

- Detached Bungalow
- Three Bedrooms
- One Reception Room
- Fitted Kitchen
- Three Piece Shower Room
- Enclosed Rear Garden
- Off Road Parking And Garage
- Tenure Freehold
- Council Tax Band: D
- EPC Rating: TBC

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GET IN TOUCH TODAY  
01524 889000  
[lancaster@rbestateagents.co.uk](mailto:lancaster@rbestateagents.co.uk)  
[www.rbstateagents.co.uk](http://www.rbstateagents.co.uk)

**£290,000**

# Get to know the property



Welcome to the charming Kempton Road in Lancaster, this detached 3-bed bungalow is a true gem that exudes warmth and character. Built over fifty years ago, this property has been lovingly maintained by its original owner, preserving its unique charm that sets it apart from the rest.

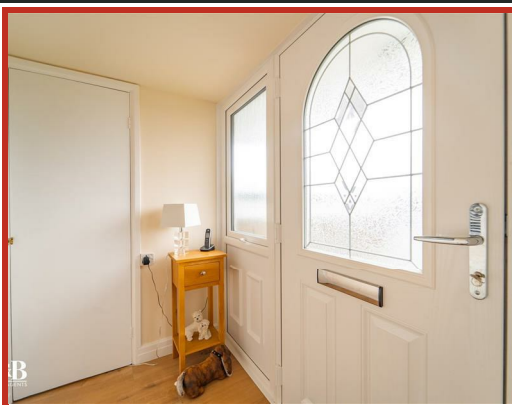
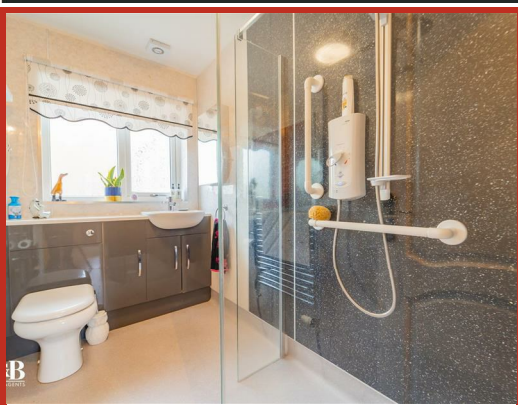
Conveniently located near the A6 road, this bungalow offers fantastic accessibility for commuters and travellers alike, making everyday journeys a breeze. The cozy bedrooms provide a comfortable retreat, each offering ample space to tailor to your modern living needs, ensuring both comfort and functionality.

Situated on a local bus route, this home not only offers ease of access to nearby amenities and services but also provides a sense of community and connectivity that is truly invaluable. Whether you're popping out for groceries or heading to work, everything you need is within reach.

With its rich history and superb location, this bungalow is perfect for those in search of a well-connected and inviting home that seamlessly blends convenience with character. Don't miss out on the opportunity to make this charming property your own and create lasting memories in a place that feels like home from the moment you step through the door.







## Ground Floor

### Vestibule

1.96m x 1.22m.0.91m (6'5 x 4.3)

Composite double glazed frosted leaded entrance door, Two UPVC double glazed frosted windows, central heating radiator, storage cupboard, wood effect flooring and door to reception room.

### Reception Room

4.39m x 3.76m (14'5 x 12'4)

Two UPVC double glazed windows, central heating radiator, smoke detector, coving, living flame gas fire with marble hearth and surround and decorative mantle, TV point, wood effect floorings and doors to kitchen and inner hall.

### Kitchen

5.54m x 3.84m (18'2 x 12'7)

Two UPVC double glazed windows, central heating radiator, coving, range of wall and base units, laminate worktops, one and half bowl stainless steel sink with draining board and mixer tap, integrated double oven, four ring induction hob, extractor hood, tiled splash back, plumbing for washing machine, wood effect floor and UPVC double glazed frosted door to rear.

### Inner Hall

3.07m x 0.84m (10'1 x 2'9)

Loft access, smoke detector, wood effect flooring and doors to three bedrooms and shower room.

### Bedroom One

3.56m x 3.51m (11'8 x 11'6)

UPVC double glazed window, central heating radiator, storage cupboard, fitted wardrobes and wood effect flooring.

### Bedroom Two

3.48m x 2.72m (11'5 x 8'11)

UPVC double glazed window, central heating radiator, coving and storage cupboard.

### Bedroom Three

2.69m x 2.18m (8'10 x 7'2)

UPVC double glazed window, central heating radiator and coving.

### Shower Room

2.72m x 1.45m (8'11 x 4'9)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, walk in electric feed shower, PVC clad elevations and laminate flooring.

## External

### Front

Laid to lawn, bedding areas and drive leading to garage.

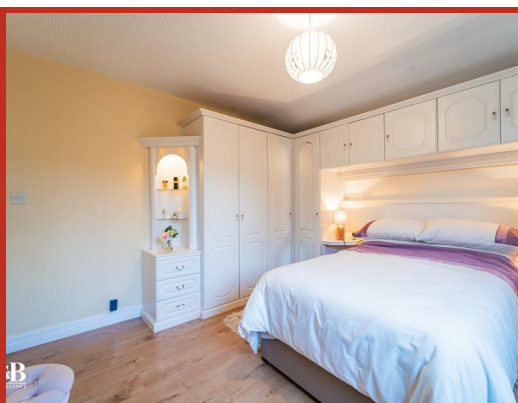
### Garage

6.43m x 2.74m (21'1 x 9')

Up and over door and UPVC door to rear.

### Rear

Laid to lawn, bedding areas and paved patio.



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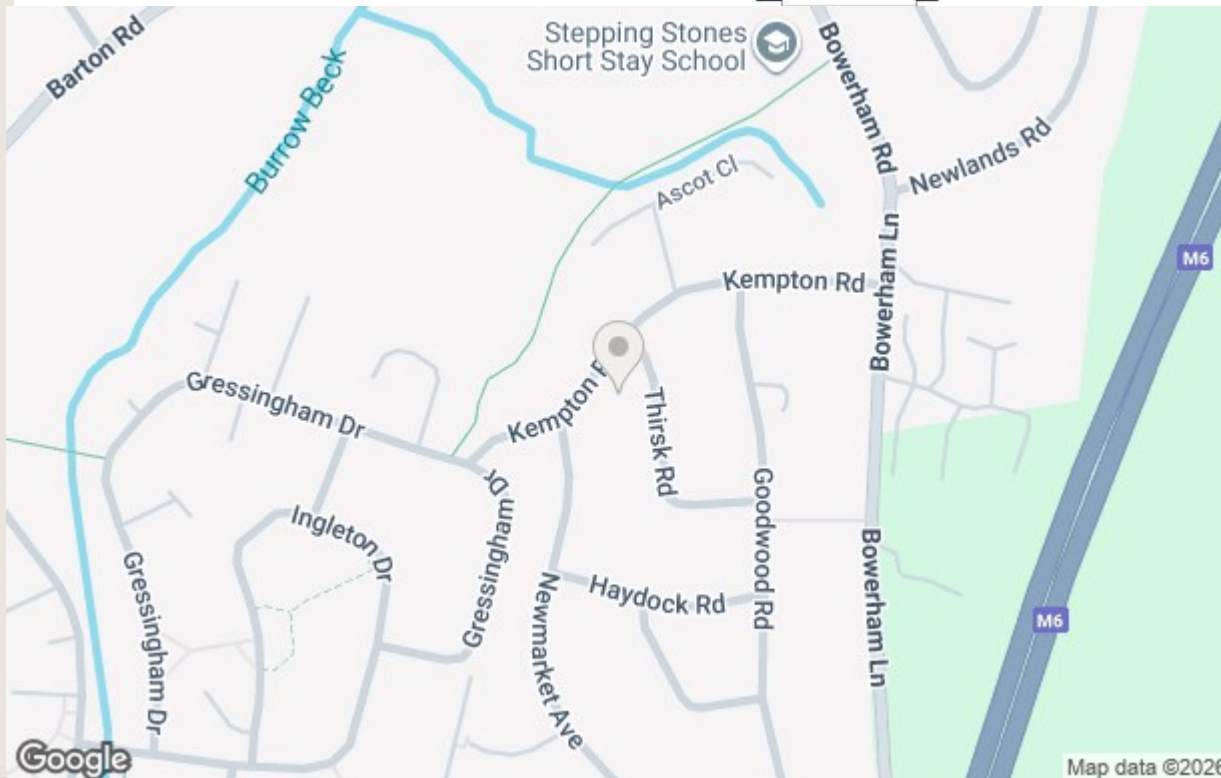
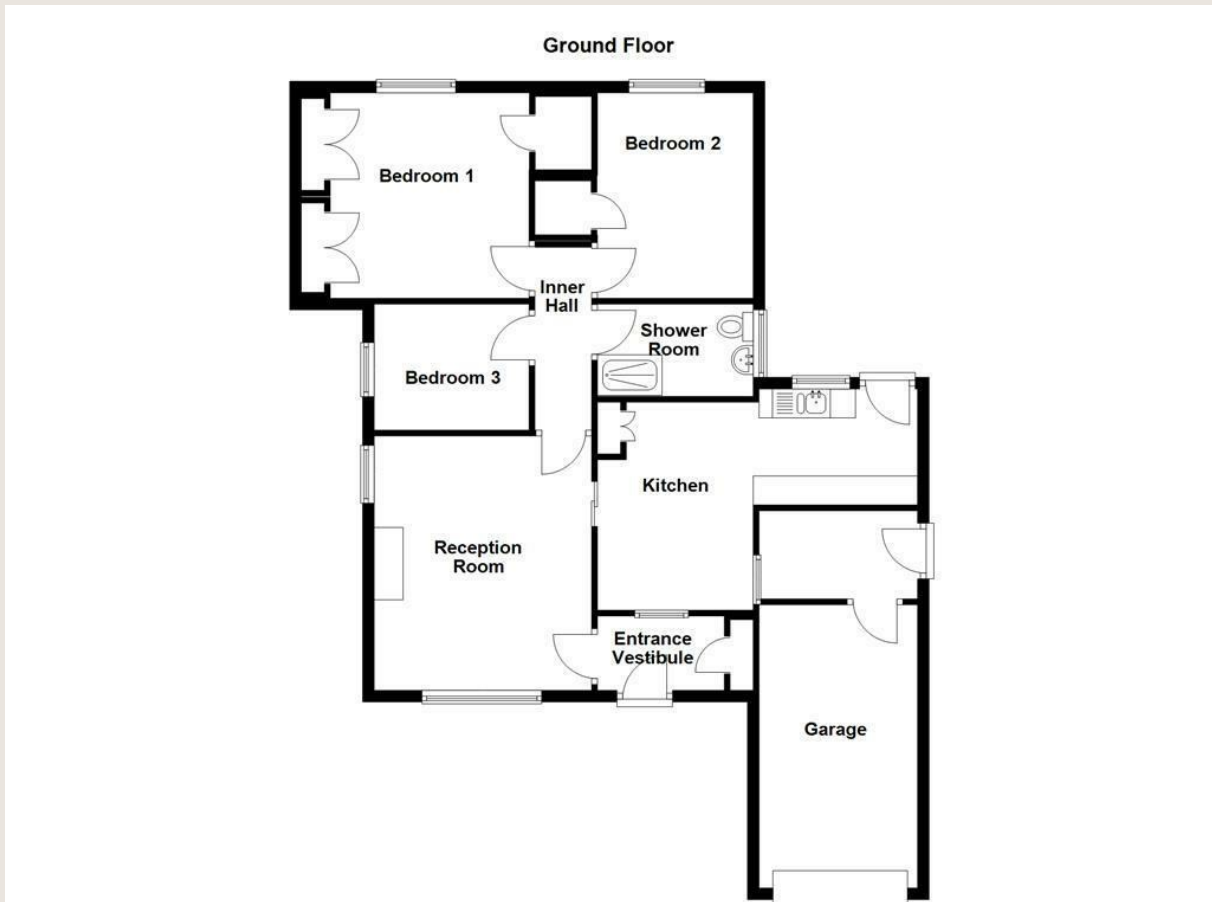
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# Take a nosey round



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus)	A	85  66
(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		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(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 environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	