



R&B
ESTATE AGENTS

1 Lindbergh Avenue, Lancaster,
LA1 5FR

1, Lindbergh Avenue, Lancaster

The property at a glance 4 3 2

- Offered with No Chain Delay!
- Four Double Bedrooms
- Detached Family Home
- Spacious Kitchen/Diner with Separate Utility
- Three Bathrooms
- Detached Double Garage
- Parking for 4 + Cars on the Drive
- Solar Panels - Income £2,250 pa
- CTB: F
- EPC: B

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£575,000

Get to know the property



Situated on the desirable Highgrove estate in South Lancaster, this immaculate detached house offers a perfect blend of modern living and prime location. With four spacious bedrooms, one ensuite and a further two bathrooms, this property is ideal for families seeking comfort and convenience.

The contemporary kitchen and dining room, overlooking the garden, provide space for daily life and entertaining. The kitchen is complemented by a separate utility room. Each of the four double bedrooms provides ample space for everyone in the household. The south west facing rear garden is an interesting and attractive wildlife area. Two ponds, native bulbs, wildflowers and a native mixed hedge attract an array of wildlife throughout the year.

The patio area is perfect for al fresco dining or simply enjoying a quiet moment in the sun. This outdoor space enhances the overall appeal of the property providing an environment for both relaxation and social gatherings.

The detached double garage provides large amounts of storage or parking for 2 cars. There is an automatic up and over door and a side door accessed from the patio.

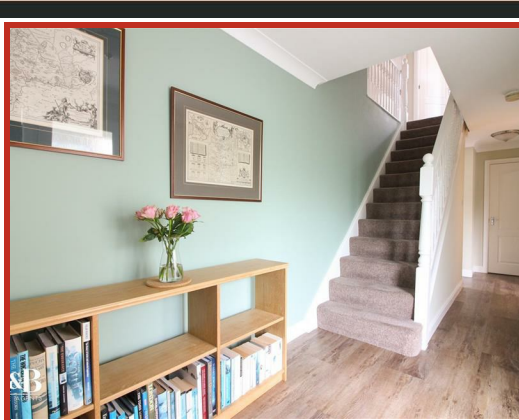
The house has 15 solar panels, (3.75 Kw). These generate an average of 3,200 Kw of energy per year which currently provides an income of £2,250 per year (at £0.7185 / Kw). There are 11 years remaining on the contract which is index linked i.e. the income will rise each year.

The house is located less than a mile from the Royal Lancaster Infirmary and just 1.5 miles from Lancaster University Health Innovation Campus with the main entrance to Lancaster University only 2 miles away. Three local secondary schools, Ripley St Thomas, Lancaster Royal Grammar and Lancaster Girls Grammar are within walking distance, as is Scotforth St Paul's C of E Primary & Nursery School.

The house is located only 1.4 miles from the centre of the city and 0.6 miles from local amenities.

This home presents an exceptional opportunity for those looking to settle in Lancaster.





Porch

UPVC door into porch, three UPVC windows and UPVC door into inner hallway.

Hallway

6.71m x 2.06m (22' x 6'9)

UPVC door into hall, radiator, smoke alarm, alarm system, laminate flooring, doors to living room, bedroom one, kitchen/diner, downstairs WC, storage cupboard and stairs to first floor.

Livingroom

5.36m x 4.09m (17'7 x 13'5)

UPVC windows, radiator, two wall lights, living flame electric fireplace with wooden mantel, marble surround and hearth, laminate flooring and UPVC French doors to rear.

Kitchen/Diner

8.23m x 3.51m (27' x 11'6)

Two UPVC windows, radiator, vertical radiator, mix of panelled wall and base units with granite worktops, double oven in high rise unit, four ring induction hob with recessed extractor fan, recessed sink with mixer tap, integrated fridge/freezer and dishwasher, spotlights, laminate flooring, door to utility room and UPVC door to rear.

Utility Room

2.06m x 1.55m (6'9 x 5'1)

Mix of panelled wall and base units with granite worktops, recessed sink with mixer tap, Valiant boiler, space for washing machine and dryer, laminate flooring and UPVC door to side.

Bedroom Four/Office

5.36m x 3.23m (17'7 x 10'7)

Two UPVC windows, radiator, TV point and laminate flooring.

Downstairs WC

1.32m x 1.09m (4'4 x 3'7)

UPVC window, radiator, dual flush WC, pedestal wash basin with mixer tap, tiled splashback and laminate flooring.

First Floor

Landing

2.51m x 1.88m (8'3 x 6'2)

Radiator, smoke alarm, loft access, doors to bedroom two, three and four, storage cupboard and main bathroom.

Bedroom One

4.19m x 3.51m (13'9 x 11'6)

UPVC window, radiator, coving and door to en suite

En Suite

2.77m x 1.70m (9'1 x 5'7)

UPVC window, dual flush WC, vanity wash basin with mixer tap, walk in shower cubicle with direct feed shower, extractor fan, partially tiled surround, partially panelled surround, heated towel rail and laminate flooring.

Bedroom Two

4.06m x 3.66m (13'4 x 12')

UPVC window, radiator, door to storage cupboard and opening to shower room.

Shower Room

2.64m x 0.69m (8'8 x 2'3)

UPVC window, radiator, pedestal wash basin with mixer tap, shower cubicle with direct feed shower.

Bedroom Three

5.38m x 2.57m (17'8 x 8'5)

Two windows, two radiators, tv point and door to storage cupboard. Potential to be split into two bedrooms by future owners.

Main Bathroom

2.29m x 1.73m (7'6 x 5'8)

UPVC window, vanity unit housing low flush WC and wash basin with mixer tap, panel bath with mixer tap and electric shower over bath, extractor fan, fully tiled surround, heated shower rail and laminate flooring.

External

Front

Mature shrubs, bedded area, driveway with space for four cars and gate to rear.

Rear

Patio area, bedded areas, two ponds, mature shrubs and bark pathways.

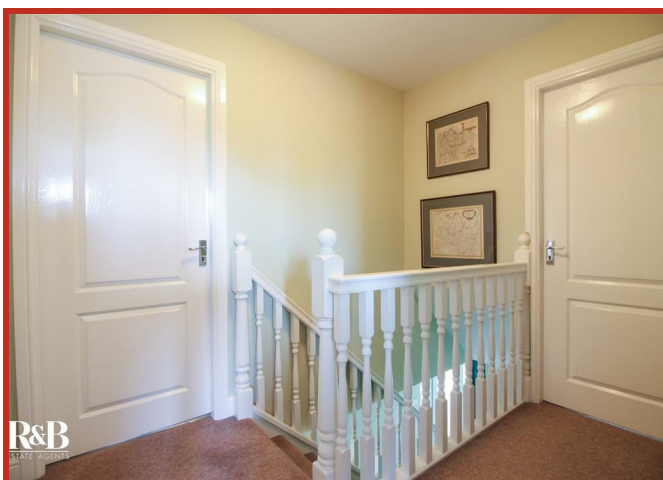
Garage

5.21m x 5.00m (17'1 x 16'5)

Electric, up and over door.



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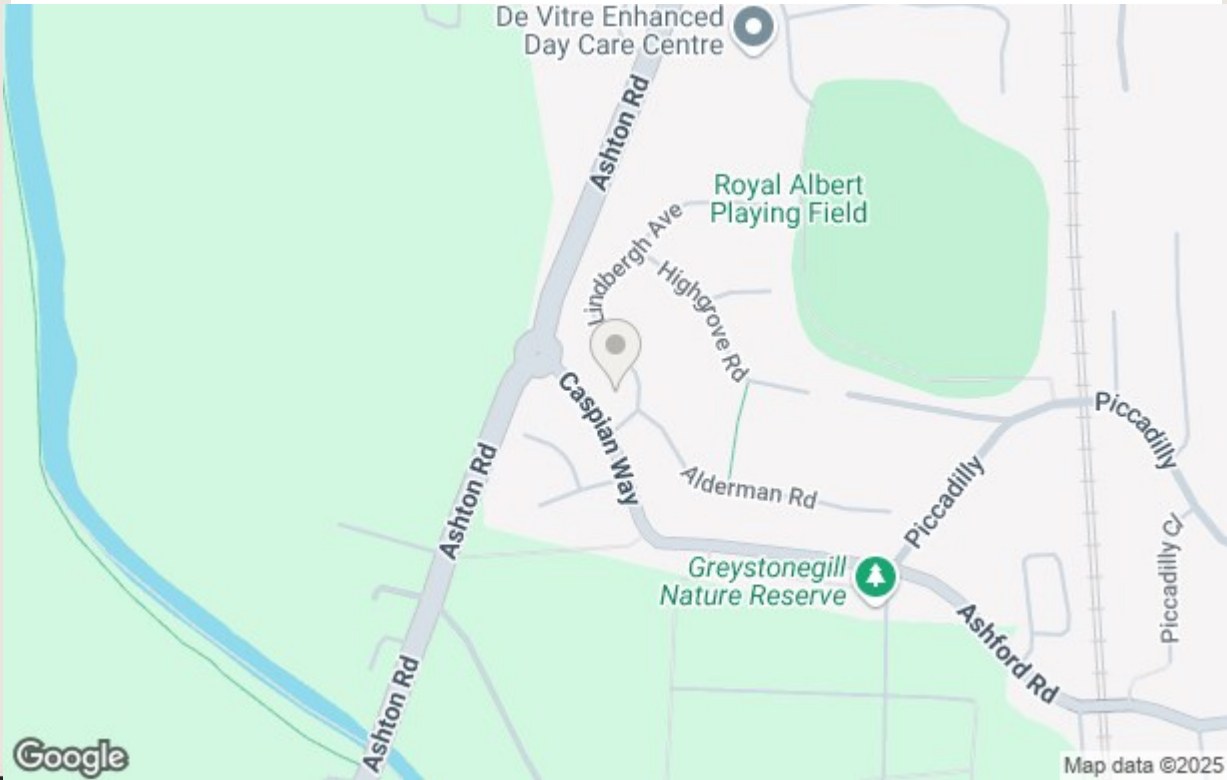
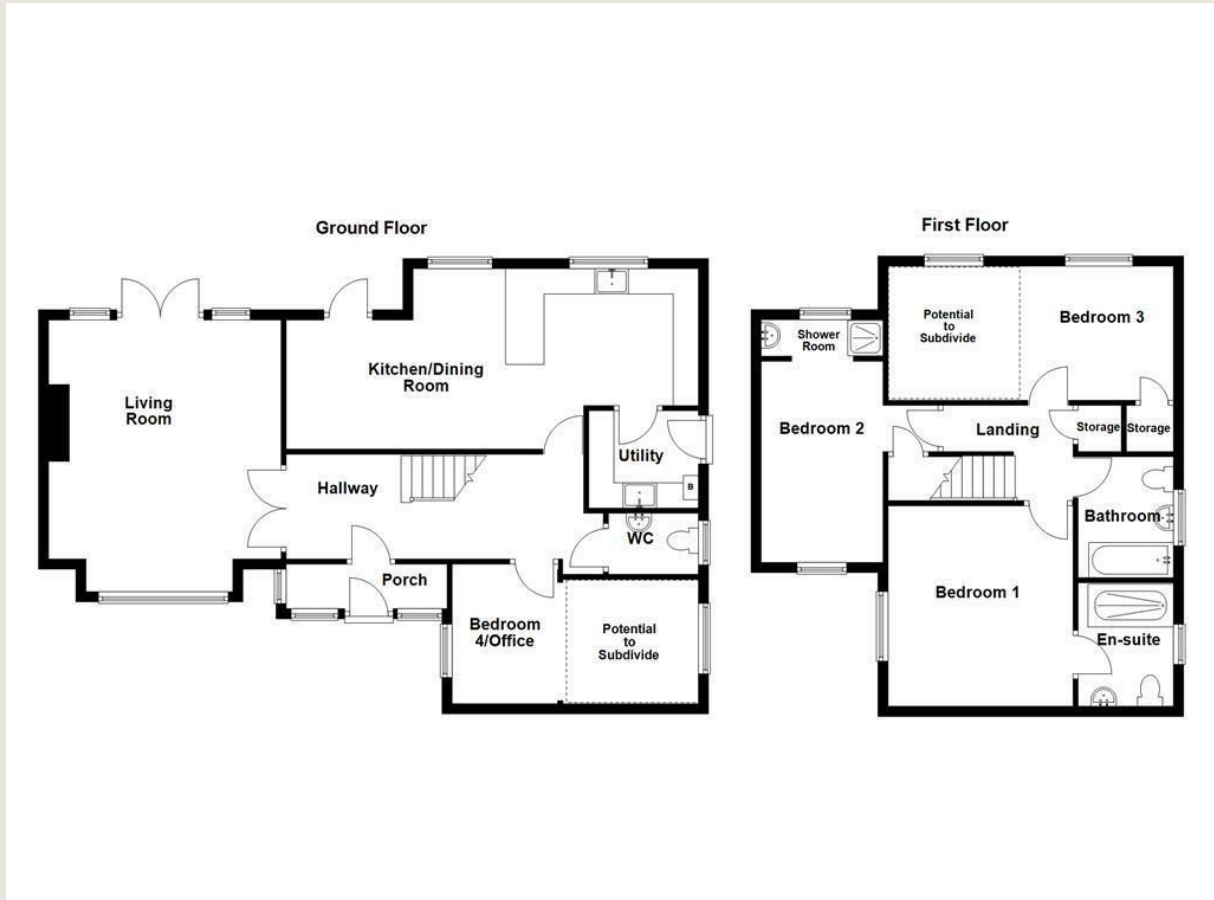
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Take a nosey round



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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(65-80) C			(65-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	