



10 Wilton Close, Lancaster, LA1
2TL

10, Wilton Close, Lancaster

The property at a glance 4 2 1

- Detached Family Home
- Four Bedroom
- Corner Plot
- Bright And Spacious Reception Room
- Modern Fitted Kitchen/Diner
- Conservatory Over Looking Garden
- Off Road Parking
- Tenure Freehold
- Council Tax Rating: D
- EPC Rating: D

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£315,000

Get to know the property



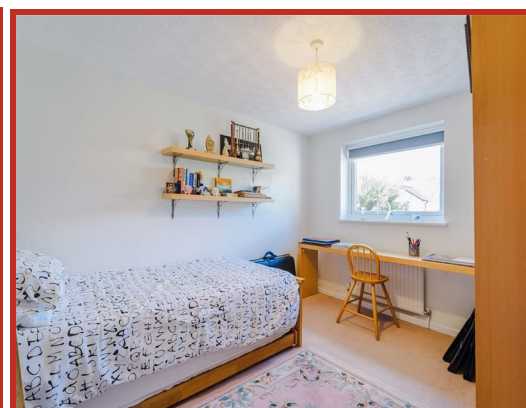
A BEAUTIFUL FOUR BEDROOM DETACHED FAMILY HOME IN A SOUGHT AFTER LOCATION

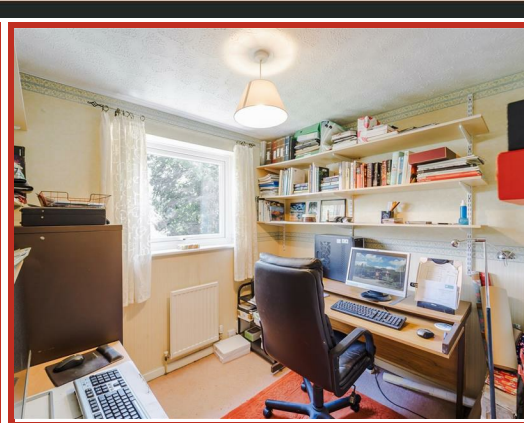
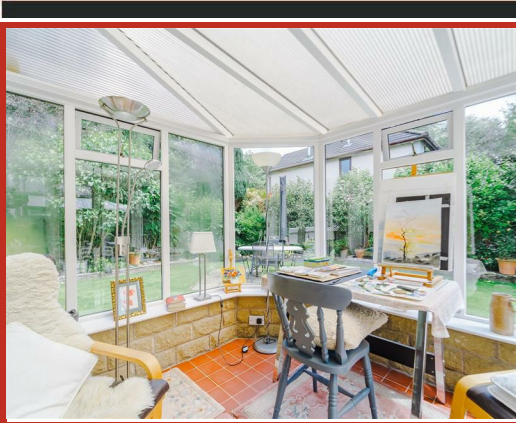
Welcome to Wilton Close, Lancaster - a charming cul-de-sac location for this stunning four-bedroom detached family home. Situated on a peaceful corner plot in a sought-after area, this property offers ample space for comfortable living. Dual aspect throughout this property really allows you to take in the serene surroundings and enjoy the natural light from more than one direction.

As you step inside, you'll be greeted by a bright and spacious reception room that leads to a modern fitted kitchen diner, perfect for hosting family meals and entertaining guests. The kitchen diner leads on to a cosy conservatory overlooking the garden and a utility that has doors to the garage and WC. Ensuring you have ample living space.

With four bedrooms and two bathrooms, this home is ideal for a growing family or those who enjoy having extra space for guests or a home office. The corner plot location ensures privacy and a sense of exclusivity.

Don't miss the opportunity to make this house your home - book a viewing today and envision the endless possibilities that this property has to offer.





Ground Floor

Entrance

Hard wood door to porch.

Porch

2.16m x 0.58m (7'1 x 1'11)

Tile flooring and hard wood door to hallway.

Hallway

Central heated radiator, wood effect flooring, coving, door to reception room and stairs to first floor.

Reception Room

4.11m x 4.11m (13'6 x 13'6)

UPVC double glazed bay window, Two UPVC double glazed windows, central heated radiator, spotlights, coving, television point, gas fire decorative surround and door to kitchen.

Kitchen-Diner

5.74m x 3.15m (18'10 x 10'4)

Two UPVC double glazed window, central heated radiator, gloss wall and base units with Corian tops, double range oven, five ring gas hobs, glass splash back, extractor fan, dishwasher, space for fridge freezer, spotlights, porcelain tile flooring, door to the pantry, door to a utility room, door to a garage and UPVC slide door to conservatory.

Utility

3.15m x 1.88m (10'4 x 6'2)

Composite door to rear, central heated radiator, base units, plumbing for a washing machine, space for a fridge freezer, part tiled porcelain flooring, door to garage, door to the WC and UPVC double glazed window.

WC

1.27m x 0.89m (4'2 x 2'11)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, wall mounted sink with mixer taps and part tiled wood effect flooring.

Garage

4.93m x 2.44m (16'2 x 8)

Wall and base units with laminate tops, stainless steel sink with traditional taps, up and over door and space for a dryer.

Conservatory

3.02m x 2.62m (9'11 x 8'7)

Double glazed window, French door to rear and tiled flooring.

First Floor

Landing

Central heated radiator, loft access, door to bedroom one, door to bedroom two, door to bedroom three, door to bedroom four, door to a bathroom and door to airing cupboard.

Bedroom One

3.86m x 3.40m (12'8 x 11'2)

Two UPVC double glazed window, central heated radiator, fitted wardrobes and door to en-suite.

En- Suite

1.93m x 1.73m (6'4 x 5'8)

UPVC double glazed frosted window, dual flush WC, vanity basin and a mixer tap, direct feed walk-in shower, spotlights, tiled flooring and spotlights in the flooring.

Bedroom Four

2.95m x 2.49m (9'8 x 8'2)

UPVC double glazed window and central heated radiator.

Bathroom

2.01m x 1.85m (6'7 x 6'1)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity basin with mixer taps, tiled panelled double bath with mixer taps, electric shower over head, spotlights and part tiled flooring.

Bedroom Two

2.57m x 2.51m (8'5 x 8'3)

UPVC double glazed window and central heated radiator.

Bedroom Three

3.33m x 2.54m (10'11 x 8'4)

UPVC double glazed window and central heated radiator.

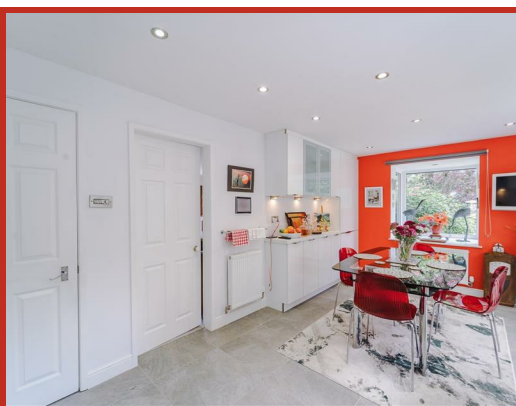
External

Rear

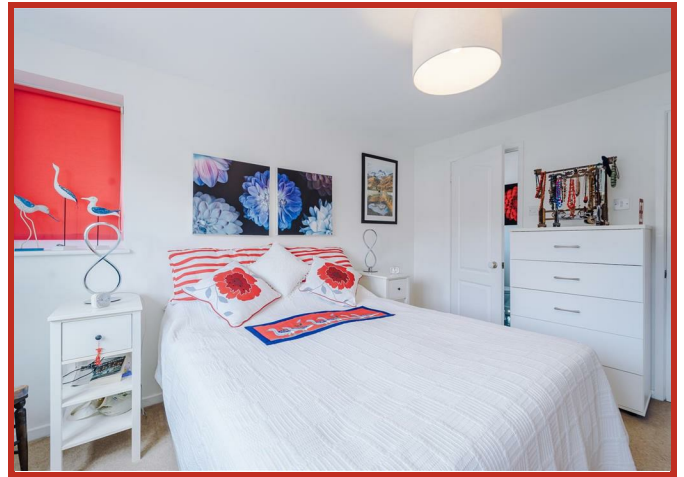
Enclosed laid to lawn garden with a decking area, bedding area and a timber shed.

Front

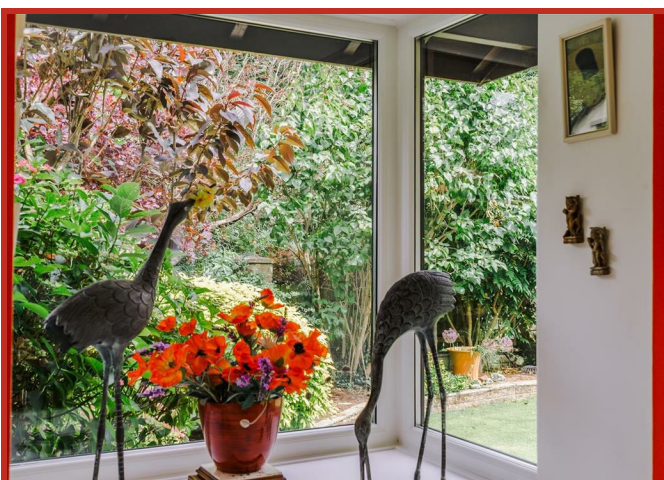
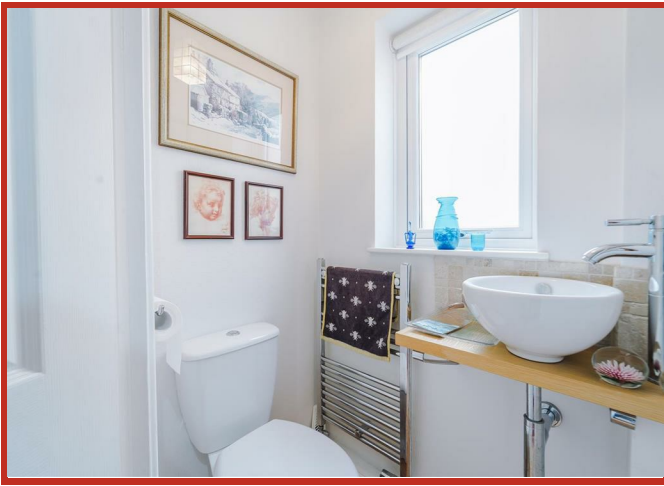
Laid to lawn garden that wraps around the house, driveway for two cars which leads to the garage.



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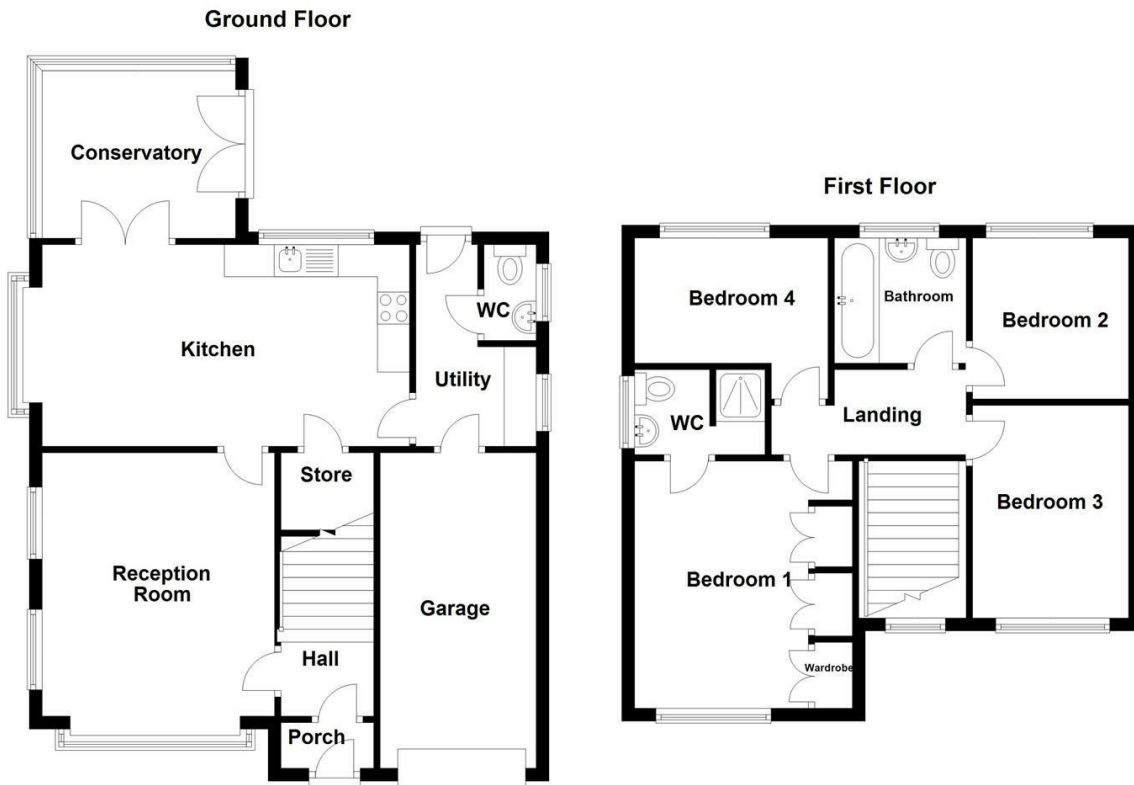
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Take a nosey round



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.



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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(65-80) C	
(55-64) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
64	69
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(82 plus) A	
(61-81) B	
(45-60) C	
(35-44) D	
(21-34) E	
(1-20) F	
Not environmentally friendly - higher CO ₂ emissions	
(1-20) G	
England & Wales	
EU Directive 2002/91/EC	