



**HACKNEY
& LEIGH**

Overton

£590,000

50 Lancaster Road, Overton, Morecambe, LA3 3EZ

Constructed by its current owners in 2003, 50 Lancaster Road is a true hidden gem, tucked away from the road in the charming coastal village of Overton. Designed and finished to an exceptional standard whilst being surrounded by countryside views.

Quick Overview

Situated in the Coastal Village of Overton
Meticulously Maintained and Beautifully
Presented

Six Bedrooms; Two with Ensuites

Substantial Family Home

Underfloor Heating

High Quality Finishes Throughout

Well Regarded Primary School Nearby

Close to Bay Gateway and M6 Motorway

Short Drive to Local Amenities

Ultrafast Broadband Available*



6



4



5



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Ultrafast
Broadband



Driveway &
Garage

Property Reference: C2476



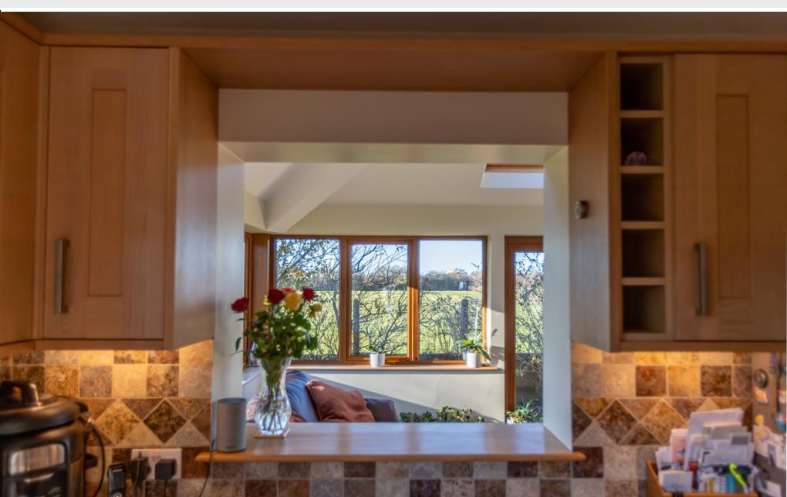
50 Lancaster Road



Entrance Hall



Kitchen



Kitchen

Overton is a small, picturesque village in Lancashire, offering a range of local amenities, including a primary school, public houses, and village hall. The village provides access to scenic walks, such as those leading to Sunderland Point, which offers stunning views of Morecambe Bay. Its proximity to the Bay Gateway link road ensures convenient travel to the M6 motorway, Lancaster, and destinations further afield, including the Lake District. Regular local bus services connect Overton to both Morecambe and Lancaster, making it a well-connected and appealing place to live or visit.

Step into this exceptional home and immediately feel the warmth and elegance it exudes. The spacious interiors are adorned with oak finishes, while the tiled flooring, complemented by underfloor heating, creates an inviting and cosy ambiance.

Turn left into the open-plan kitchen, the true heart of the home. At its centre is the stylish island, perfect for family gatherings. The kitchen is well-equipped with plenty of base and wall units and built-in appliances, including a hob, double oven, extractor, microwave, dishwasher, and coffee machine, with space for a fridge-freezer. It flows effortlessly into the bright and airy sunroom, a great spot for entertaining, with patio doors leading out to the side of the property.

Continue through to the living area, where a multi-fuel log burner serves as the focal point, adding both warmth and character to the space. The room offers generous proportions, providing ample space to arrange your furniture to suit your needs.

Also on the ground floor, you'll find three additional versatile reception rooms, each offering endless possibilities to suit your lifestyle. Whether you need a home office, a formal dining room, a hobby room or additional bedroom.

There is also a separate utility room featuring extra countertop space and plumbing for a washing machine. Combined with the shower room, utility area, and snug, this space could serve as a self-contained annex. With its own rear entrance through the patio doors, it's an ideal solution for those seeking additional, independent living space for family members.

Continue to the first floor, where you'll find four generously sized double bedrooms. Bedrooms one and two benefit from the added convenience of en-suite shower rooms and built-in wardrobes. Each room has been thoughtfully designed with a neutral finish, offering a blank canvas for your personal touch.

Completing this level is the elegant main bathroom, featuring a luxurious four-piece suite. It boasts a jacuzzi bath, steam shower, pedestal sink, and a toilet, all set against beautifully tiled walls and floor.



Sun Room



Living Room



Snug



Study



Bedroom One



Bedroom Two

The second floor completes this impressive property, offering two further bedrooms that boast stunning, far-reaching views of the surrounding greenery.

Externally, this home is surrounded by a wraparound garden, featuring a neatly maintained lawn at the front whilst pathways lead to a beautifully landscaped patio area at the rear, complete with a detached store. The garden is designed for low maintenance and offers excellent privacy. Additionally, the property includes a garage equipped with power and lighting, along with ample off-street parking.

Accommodation with approximate dimensions

Living Room 18' 5" x 10' 0" (5.61m x 3.05m)

Kitchen Diner 19' 0" x 14' 4" (5.79m x 4.37m)

Dining Room 10' 7" x 9' 5" (3.23m x 2.87m)

Sun Room 19' 0" x 8' 6" (5.79m x 2.59m)

Snug 9' 1" x 7' 8" (2.77m x 2.34m)

Study 7' 10" x 7' 5" (2.39m x 2.26m)

Utility 7' 8" x 7' 5" (2.34m x 2.26m)

Ground Floor Shower Room

Bedroom One 13' 4" x 12' 1" (4.06m x 3.68m)

Bedroom One Ensuite

Bedroom Two 13' 1" x 12' 1" (3.99m x 3.68m)

Bedroom Two Ensuite

Bedroom Three 10' 1" x 8' 1" (3.07m x 2.46m)

Bedroom Four 12' 6" x 9' 5" (3.81m x 2.87m)

Family Bathroom

Bedroom Five 18' 1" x 11' 1" (5.51m x 3.38m)

Bedroom Six 11' 1" x 8' 1" (3.38m x 2.46m)

Garage 16' 10" x 9' 1" (5.13m x 2.77m)

Property Information

Tenure Freehold

Council Tax Band G

Services Mains gas, electricity, water and drainage. Ultrafast broadband available.

Energy Performance Certificate Energy Rating C. The full Energy Performance Certificate is available on our website and also at any of our offices.



Bedroom Four



Bathroom



Bedroom Five



Bedroom Five Views



Garden

Directions From Morecambe, head southeast on Marine Road Central (A589) and follow the road towards Lancaster. At the roundabout near Lancaster, take the exit for the A683 (Bay Gateway), heading toward Heysham and Overton. Continue on the A683 and turn left onto Overton Road, following it into the village of Overton. Once in Overton, turn onto Lancaster Road, and continue until you find number 50 on your right hand side.

What3Words ///probably.dramatic.processes

Viewings Strictly by appointment with Hackney & Leigh Carnforth Office.

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Meet the Team

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including evenings with our
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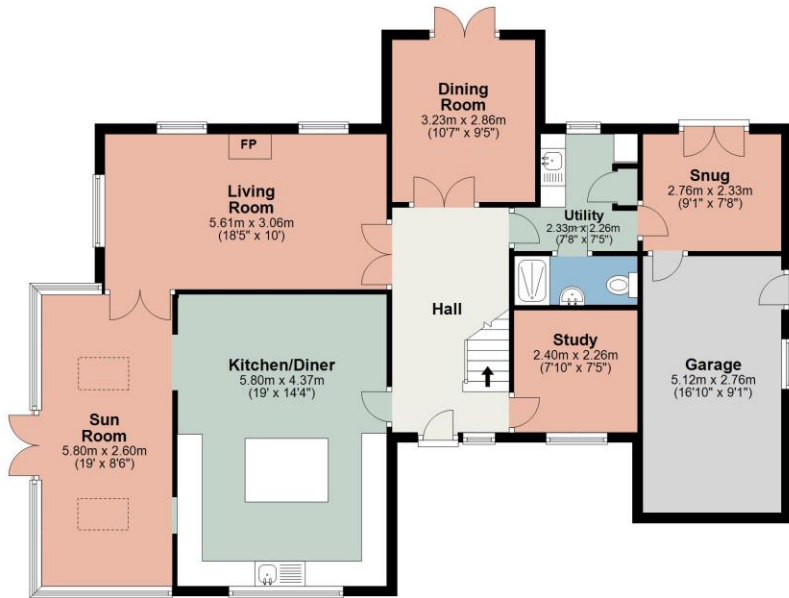
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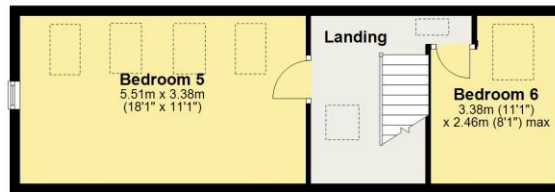
Ground Floor
Approx. 115.6 sq. metres (1243.8 sq. feet)



First Floor
Approx. 83.8 sq. metres (902.0 sq. feet)



Second Floor
Approx. 35.9 sq. metres (386.9 sq. feet)



Total area: approx. 235.3 sq. metres (2532.8 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF: Plan produced using PlanUp.

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