



2 Meadow View, Farleton,
Lancaster, LA2 9LF

2Meadow View, Farleton, Lancaster

The property at a glance **3** **2** **1**

- Detached home
- Three bedrooms
- Generous rear garden
- Off street parking
- Spacious reception room
- Fitted kitchen/dining room
- Integral garage
- Tenure: Freehold
- EPC Rating: TBC
- Council Tax Band: E

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£495,000

Get to know the property



Nestled in the charming village of Farleton, Lancaster, this delightful detached house offers a perfect blend of comfort and style. With three well-proportioned bedrooms and two bathrooms, this home is ideal for families or those seeking extra space.

Upon entering, you are greeted by a spacious reception room that flows seamlessly into a cosy sun room, where you can enjoy stunning views of the surrounding landscape. The fitted kitchen is a true highlight, featuring a large window seat that invites natural light and provides a lovely spot for casual dining. There is ample space for a dining table, making it perfect for entertaining friends and family. Additionally, a separate utility room offers convenient access to the garage, enhancing the practicality of this home.

The ground floor also boasts a second double bedroom, which is perfect for guests, along with a well-appointed bathroom. Ascending to the first floor, you will find the main bedroom, complete with generous closet space and a fantastic outlook that is sure to impress. The third single bedroom, which could easily be transformed into an office, provides flexibility to suit your lifestyle. A second bathroom with a shower completes this level, ensuring convenience for all.

Outside, the generous garden to the rear offers a tranquil space for relaxation or outdoor activities, while off-street parking adds to the convenience of this property. With excellent transport links nearby, this home is perfectly situated for easy access to local amenities and beyond.

In summary, this lovely detached home in Farleton is a wonderful opportunity for those seeking a peaceful yet connected lifestyle. Don't miss your chance to make it your own.



Ground Floor

Porch

UPVC double glazed windows x4, tile floor, UPVC double glazed frosted front door, wood single glazed window, wood single glazed door leading to the hall.

Hall

Central heating radiator, smoke alarm, laminate flooring, doors leading to reception room, bedroom two, bathroom, open to the kitchen, stairs leading to the first floor.

Reception Room

Wood single glazed window, central heating radiator, coving, fireplace surround, laminate flooring, open to the sun room.

Sun Room

UPVC double glazed windows x4, laminate flooring, UPVC double glazed French doors leading to the rear.

Kitchen

UPVC double glazed window, central heating radiator, coving, tile splashback, range of wall and base units, laminate worktop, stainless steel sink with mixer tap, hood extractor, 4 ring electric hob, double electric oven, laminate flooring, wood single glazed door leading to the utility room.

Utility Room

UPVC double glazed window, central heating towel radiator, base units, laminate worktop, porcelain sink with mixer tap, plumbing for washing machine, plumbing for dishwasher, space for fridge freezer, lino flooring, wood single glazed door leading to rear porch, door leading to the garage.

Garage

UPVC double glazed frosted window, electricity, up and over door, Logic combination boiler.

Bathroom

UPVC double glazed frosted window, central heating radiator, 1/2 tile walls, wall mounted vanity top sink with mixer tap, dual flush W/C, easy access walk-in bath, tile floor.

Bedroom Two

UPVC double glazed window, central heating radiator, coving, laminate flooring.

First Floor

Landing

Loft access, storage cupboard x2, doors leading to bedroom one, bedroom three and bathroom, stairs leading to the ground floor.

Bathroom

UPVC double glazed frosted window, central heating towel radiator, partial cladding on the walls, corner pedestal sink with mixer tap, dual flush W/C, direct feed shower cubicle, tile floor.

Bedroom One

UPVC double glazed window, central heating radiator, laminate flooring, closet space x2, access to eaves.

Bedroom Two

UPVC double glazed window, central heating radiator, eaves access.

Exterior

Front

Laid to lawn, flower beds, flagged driveway leading to garage.

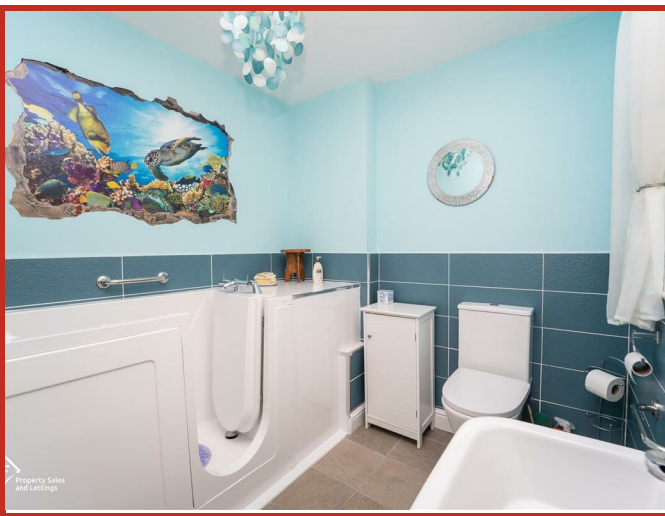
Rear

Laid to lawn, flagged, slate chips, flower beds.

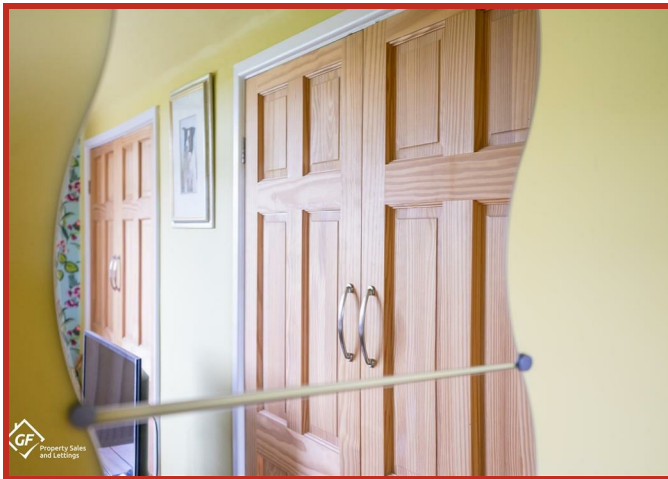
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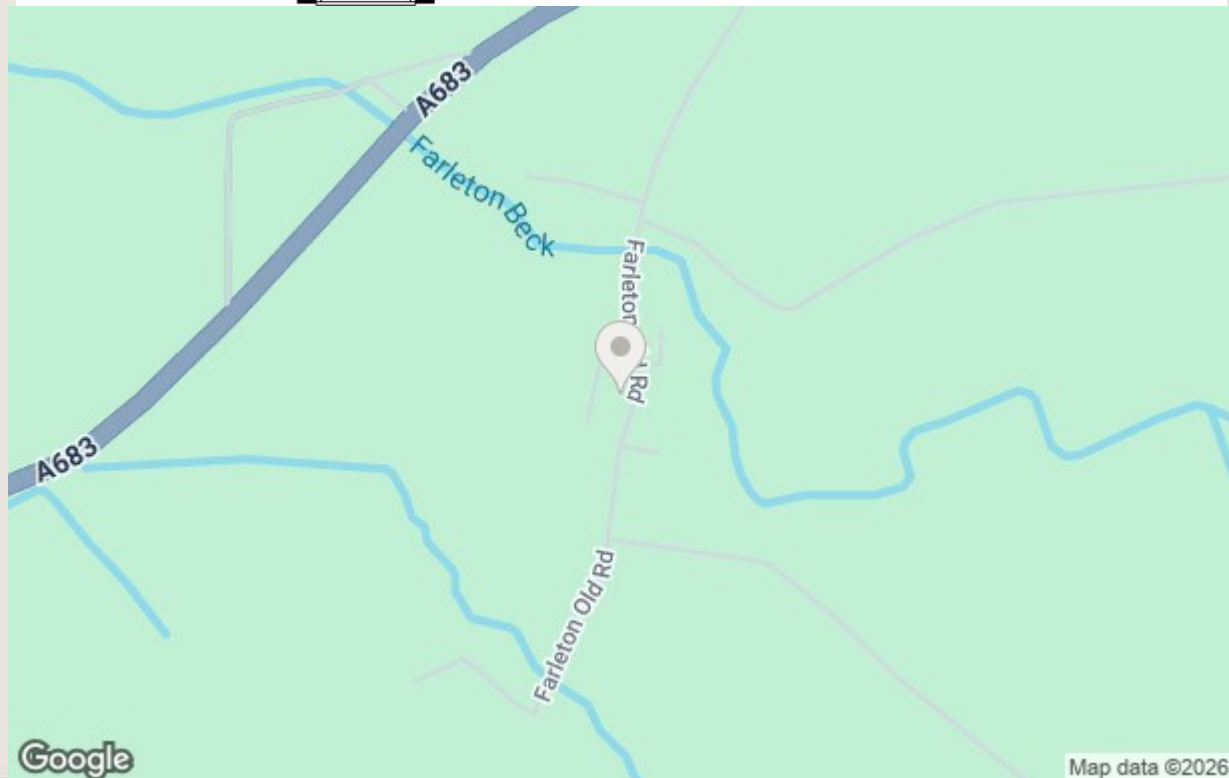
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(65-80) C			
(55-64) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(65-80) C			
(55-64) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	