



**R&B**  
ESTATE AGENTS

46 Ingleborough Road, Lancaster,  
LA1 2TE

46, Ingleborough Road, Lancaster

## The property at a glance 3 2 1

- Detached Family Property
- Three Bedrooms
- Spacious Lounge
- Kitchen / Diner & Utility Room
- Attached Garage
- Enclosed Rear Garden
- Driveway & Garage
- Tenure: Freehold
- Property Band: C
- EPC: TBC

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**£330,000**

# Get to know the property



Nestled on the charming Ingleborough Road in Lancaster, this delightful detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two bathrooms, including a recently refurbished main bathroom, provide ample facilities for busy mornings and relaxing evenings.

The low maintenance garden is a wonderful feature, allowing you to enjoy outdoor space without the burden of extensive upkeep. Additionally, the property boasts two garages and off-street parking, ensuring that your vehicles are secure and easily accessible.

Situated in a great location, this home is just a stone's throw away from local amenities, making daily errands and leisure activities effortlessly convenient. Whether you are looking to settle down in a family-friendly neighbourhood or seeking a peaceful retreat with easy access to the vibrant life of Lancaster, this property is sure to meet your needs. Don't miss the opportunity to make this lovely house your new home.

New flooring and carpet throughout the property (2026)!

For further information, please contact the office at your earliest convenience.





### Hall

UPVC double glazed frosted door, wood single glazed frosted window, central heating radiator, 4 x spot light points, smoke alarm, stairs to first floor, doors to reception room 1 open to reception room 2, laminate floor.

### Reception Room 1

2 x UPVC double glazed bay window, central heating radiator, coving, laminate floor.

### Reception Room 2

2 x Double glazed windows, central heating radiator, 8 x spot light points, electric fire with hearth and marble surround, laminate door to kitchen.

### Kitchen

UPVC double glazed window, central heating radiator, 7 x spot light points, coving, tiled splash back, range of wall, drawer and base units, porcelain sink and mixer tap, 4 ring gas hob, electric oven, space for fridge freezer, plumbing for dishwasher, tiled floor, open to utility, wood single glazed frosted door to rear.

### Utility

'Vaillant' combi boiler, plumbing for washing machine, space for dryer, tiled floor

### Landing

Smoke alarm, loft access, stairs to ground floor, doors to bedroom 1,2,3 and bathroom.

### Bathroom

UPVC double glazed frosted window, efficient wet under floor heating system, central heating towel radiator, half tiling, 6 x spot lights, dual flush wall hung WC, wall mounted stone basin with mixer tap, freestanding bath with waterfall tap, walk-in rainfall, main feed shower, four integrated recessed niche's with LED lights, tile floor.

### Bedroom 1

UPVC double glazed window, central heating radiator.

### Bedroom 2

UPVC double glazed window, central heating radiator.

### Bedroom 3

UPVC double glazed window, 5 x spot lights, central heating radiator, door to en-suite.

### En-Suite

UPVC double glazed frosted window, central heating towel radiator, half tiling, pedestal wash basin with traditional taps, dual flush WC, main feed corner shower, tiled floor.

### Front Garden

Flagged drive, leading to 2 x Garages.

### Rear Garden

Low maintenance , paved with stones.



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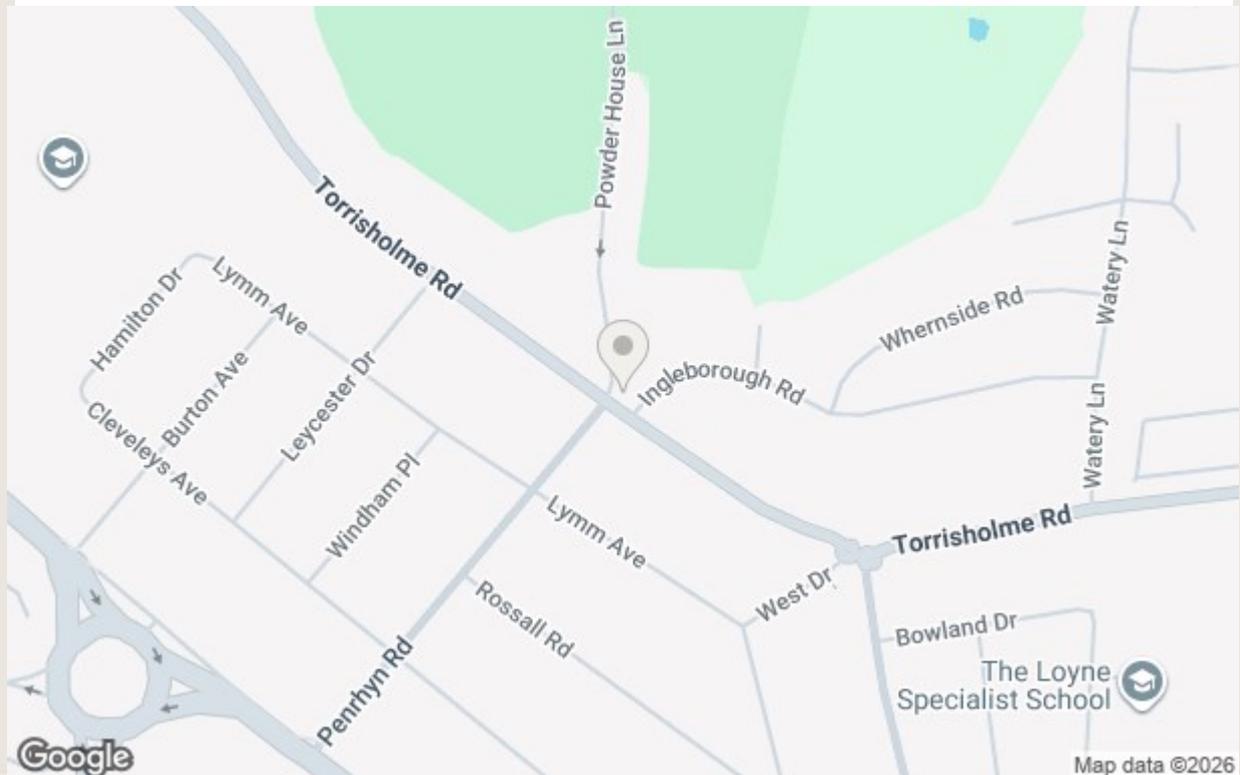
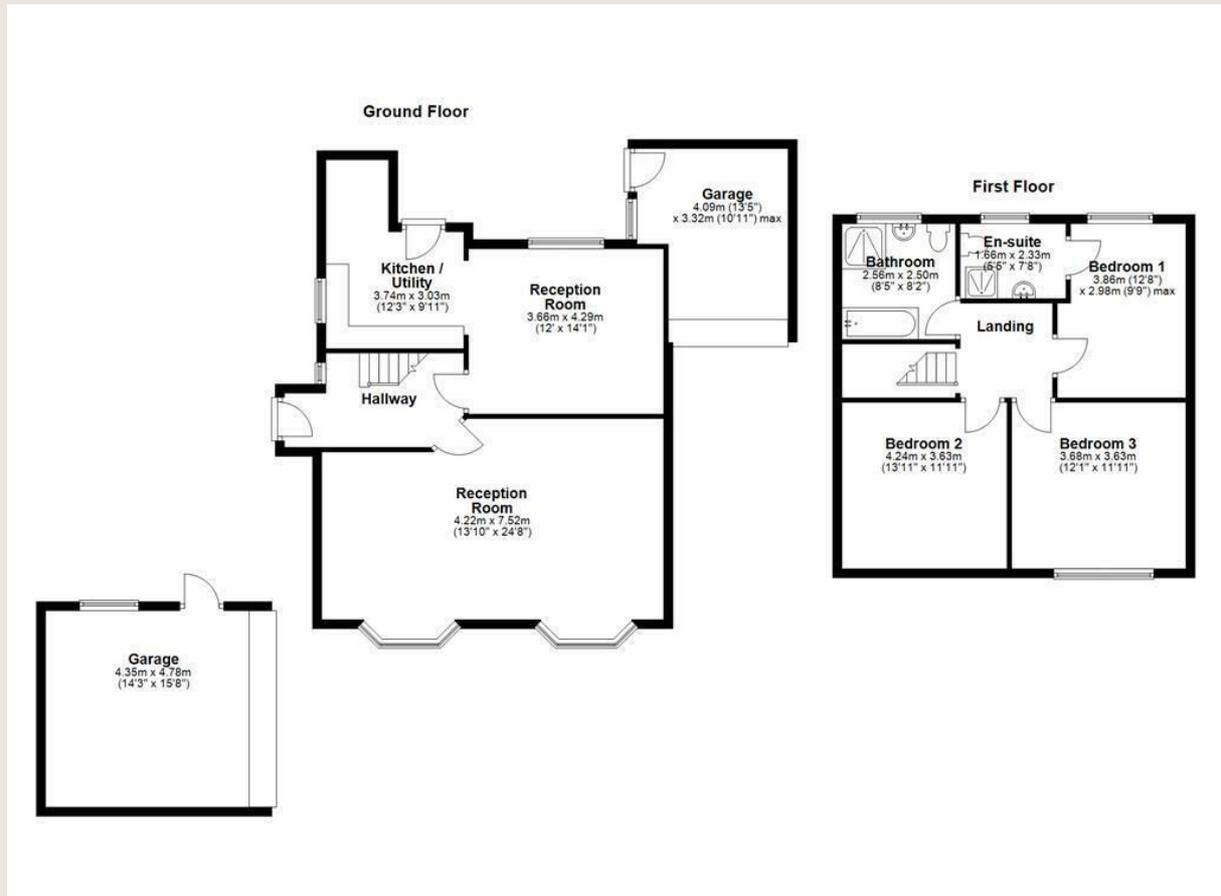
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# Take a nosey round



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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(65-80) <b>C</b>	
(55-64) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>71</b>	<b>81</b>
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(65-80) <b>C</b>	
(55-64) <b>D</b>	
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