



3 Lees Court

Heysham, LA3 2RE

Guide Price £465,000

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Heysham

Hidden away in a peaceful cul-de-sac that even many locals don't know exists, this beautifully modernised detached home offers the perfect blend of privacy, style, and practicality. Originally built in the 1980s and purchased by the current owners in 2006, the property has undergone a complete transformation into a contemporary residence that embraces open-plan living while maintaining a warm and welcoming atmosphere.

Stepping through the front door into the vaulted hallway, the long view through to the garden hints at what's to come; generous space, thoughtful design and a modern lifestyle ready to enjoy. Much use has been made of natural wood with oak flooring, doors, skirting boards and door surrounds. The windows and external doors were all replaced in 2023.

The heart of the home is the stunning open-plan kitchen, dining and living area; a bright, free-flowing space featuring oak flooring and two sets of impressive bi-folding doors that open directly onto the rear garden. The wood-burning stove adds a cosy focal point during cooler months, while the high-quality finishes and thoughtful design make this an ideal space for entertaining or relaxing with family.

The main bedroom suite includes a modern ensuite shower room and a walk-in wardrobe. There are two further double bedrooms and a third small single, ideal as a nurse's room or home office as it is currently used. The house bathroom has been stylishly refitted and with a free-standing bath and large shower it adds a touch of luxury to your everyday life.

Outside, the property is equally impressive. The landscaped rear garden features a spacious composite deck with pond, an oak-framed shelter designed for a hot tub and a large lawn rising gently behind; perfect for play or peaceful enjoyment. To the front, the smartly block-paved driveway offers parking for three cars and access to a double garage with an electric roller door. Adding to its excellent eco credentials are solar panels and an EV charging point.





Location

Situated in a tucked away setting within the quaint and historic village of Heysham, a popular tourist destination with historic buildings, amongst them Grade I Listed gothic St Peter's Church and the Grade I Listed and Scheduled Ancient Monument of St Patrick's Chapel, a ruined building on the headland. Amongst others, within the village is a popular pub, The Royal.

Overlooking Morecambe Bay, Heysham's cliffs (owned by the National Trust and known as The Barrows) are a beautiful place to sit and look down to the rock pools below or to walk the many coastal paths.

From the village there's easy access to the impressive promenade along the sea front which runs from Heysham to the popular seaside resort of Morecambe. The promenade is a wonderful level route and exceptionally popular with walkers, runners and cyclists.

It would be easy to live here if you didn't have a car as many facilities are within walking distance. By way of shops, on Heysham Road (less than half a mile's walk) you'll find a Tesco Express, the Co-op, a traditional butcher's and a florist. There's The Dispensary (a popular coffee shop and wine bar), a second pub, an Indian restaurant and a number of take away establishments. Useful local amenities include Heysham Primary Care Centre and pharmacy, the library, Post Office, two hairdressing salons and a launderette.

If travelling by car, central Lancaster is 7.7 miles distant and the nearest access to the M6 motorway is J34 which is just under 8 miles away via the new Bay Gateway link road. If travelling by train, there is a station at Morecambe (just under 3 miles away) with connections to Lancaster station which lies on the main west coast line.

The above journey distances are for approximate guidance only and have been sourced from the fastest route on the AA website from the property postcode.

Directions

what3words mixed.films.grapes

Download the what3words App or go online for directions straight to the property.

Services

Mains electricity, gas, water and drainage. Gas fired central heating to radiators from a combination Worcester boiler (boiler installed 2025) in the garage.

22 solar panels, 2 inverters and 11 KW of battery storage, all installed in 2022. The property produces more than is used with a payment received which we are told by the owners "almost covers the cost of gas and logs".

EV charging point.

Mobile and Broadband Services

For information on broadband and mobile services at the property, we advise prospective purchasers to consult the Ofcom website: checker.ofcom.org.uk

Included in the sale

Fitted carpets, curtains, curtain poles, blinds, light fittings and integral kitchen appliances as listed: Hisense dishwasher, slimline temperature controlled wine store, ARLO remote camera doorbell and external CCTV cameras.

Available by way of further negotiation are the following items: In the kitchen: Stoves range cooker (induction five plate hob, four ovens including slow cooker and grill) and a Haier fridge freezer. In the utility room: Hoover washing machine, Beko tumble dryer and Fridgemaster chest freezer. In the open plan living area: the dining suite, sofa, armchairs and 50 inch Sky Glass TV. In the main bedroom: the Murano glass chandelier and all furniture. Bedrooms 2 and 3: all furniture. In the garden: the table, chairs and hot tub. In the garage: the gym equipment.

Please note

Off the public highway, access is across a private drive shared between four properties with shared upkeep responsibility.

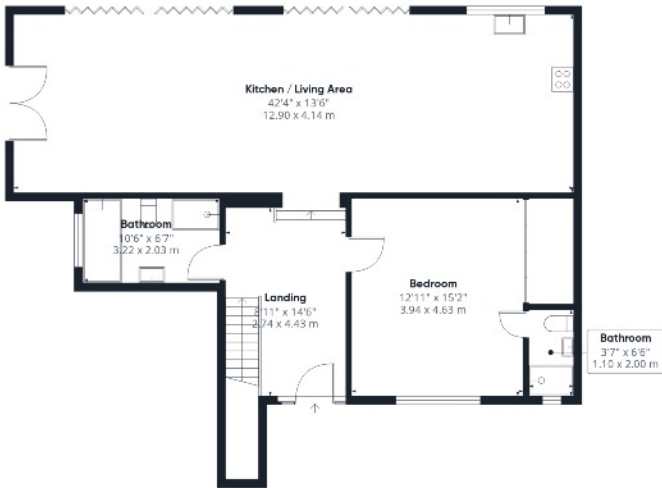
Local Authority charges

Lancaster City Council – Council Tax band E





Score	Energy rating	Current	Potential
92+	A	100 A	106 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



MATTHEWS
BENJAMIN

Approximate total area¹⁾

1864 ft²
173.1 m²

Reduced headroom

1 ft²
0.1 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Viewing is strictly by appointment with the sole agents

The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details are correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.