



**4 Bed  
House  
located in**

**Jennings**  
estate agents

# 29 Kershaw Drive

## Lancaster

### LA1 3FY



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Asking price £375,000

Situated on Kershaw Drive in the vibrant city of Lancaster, this delightful four-bedroom house offers a perfect blend of comfort and modern living. Spanning an impressive 1,324 square feet, the property features a spacious reception room that serves as an ideal space for relaxation and entertaining guests.

The well-appointed kitchen provides ample room for culinary pursuits, while the two bathrooms ensure convenience for both family and visitors. Each of the four bedrooms is generously sized, allowing for personal space and privacy, making this home perfect for families or those seeking extra room for guests or a home office.

The location is particularly advantageous, with easy access to local amenities, schools, and transport links, making it an excellent choice for both commuters and families alike. The surrounding area boasts a friendly community atmosphere, enhancing the appeal of this lovely home.

This property presents a wonderful opportunity for those looking to settle in a thriving part of Lancaster, combining practicality with a welcoming environment. Don't miss the chance to make this house your new home.

#### Hall

Composite door. Wooden flooring. Stairs leading to the first floor landing. Understairs storage cupboard. Radiator.

#### Cloakroom / WC

Two piece suite comprising: low level WC and a wash hand basin. Double glazed uPVC window to the front. Wooden floor. Radiator.

#### Lounge

15'9" x 17'9"

Double glazed uPVC French doors with double glazed uPVC windows to either side. Gas fire with a wooden surround and marbled hearth. Two Velux windows. Wooden floor. Radiator.

#### Kitchen Diner

8'6" x 17'4"

(into bay) Modern fitted kitchen with a range of wall and base units and quartz worktop. Electric oven, electric hob, microwave and extractor fan. Space for an American style fridge freezer, dishwasher and washing machine. Double glazed bay window to the front. Designer radiator. Wooden flooring. Decorative coving to the ceiling.

#### First Floor

##### First Floor Landing

Stairs leading to the second floor. Airing cupboard.

##### Bedroom Two

8'6" x 13'5"

Double glazed uPVC window to the rear. Radiator. Wooden floor.

##### Bedroom Three

8'6" x 12'2"

Double glazed uPVC window to the front. Radiator. Wooden flooring.

##### Bedroom Four

6'8" x 10'4"

Double glazed uPVC window to the rear. Radiator. Wooden flooring.

#### Bathroom

Modern three piece suite comprising: bath, wash hand basin and low level WC. Heated towel rail. Double glazed uPVC window to the front. Downlights.

#### Second Floor

##### Master Bedroom

25'3" x 9'3"

Double glazed uPVC window to the front. Two Velux windows. Two radiators. Wooden flooring. Fitted wardrobes. Door to -

##### Ensuite

Three piece suite comprising: shower cubicle, wash hand basin and low level WC. Velux window. Heated towel rail. Storage cupboard that houses the boiler. Downlights.

#### Exterior

##### Front Garden

Block paved driveway. Stone chippings and shrubbery.

##### Rear Garden

Stone chippings to the side. Gazebo. Wooden garden shed. Steps down that lead to artificial grass.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

**EPC Rating: B**  
**Council Tax Band: D**

#### DIRECTIONS

#### CONTACT

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