





### **Inside The Home**

Entered via a UPVC double glazed door, this spacious home welcomes you into an Entrance Hall, with decorative Karndean flooring, a generous cloak cupboard and a handy ground floor WC, with access to the first floor. To the left, a stunning integrated Kitchen can be found, fitted with a range of wall and base units with a complementary Granite worktop over and an inset sink unit. A range of appliances which include a four ring gas hob with extractor above and an oven below. An integrated fridge and freezer can also be found as well as a slim line dishwasher, and plumbing for a washing machine. To the rear of the property, a wonderfully spacious Living Dining Room can be found centred around an electric fireplace. Providing the perfect back drop for family gatherings and cosy nights in, this provides ample space for a sizeable dining table and additional furniture. With a built in storage cupboard and UPVC double glazed French doors providing access to a secure rear garden.

To the first floor, two stylish double bedrooms can be found, with one currently used as a second Sitting Room. With two Juliet balconies, open the doors and enjoy rooftop views across the surrounding Lancashire countryside. The master Bedroom is fitted with a range of built in wardrobes as well as an exquisite Ensuite Shower Room. To the second floor, two further double bedrooms can be found, as well as a three piece bathroom suite, and a handy built in storage cupboard. Whether it is a spacious family home, or simply a property with versatile living options, this beautiful home offers something for everyone.

### **Let's Take A Closer Look At The Area**

Located in the highly desirable Standen Gate development in Lancaster, this convenient South Lancaster location provides easy access to both town and country. Perfectly located for a busy family life, a plethora of local shops and eateries can be found, as well as a range of highly regarded primary and secondary schools, with two excellent universities within easy reach. A perfect home for families, professionals and retirees, there are a range of local transport options including local bus services, the West Coast mainline train station in Lancaster, as well as handy access to the M6 motorway for those seeking access to further afield.

### **Let's Step Outside**

To the front of the property, a laid to lawn garden can be found, with a pathway and planted borders leading to the front of the home. To the rear, a further laid to lawn garden can be found, securely screened by wooden fencing providing the owner of this home a beautifully private area to enjoy on a warm summers day. With planted borders, invite the over family for bbq's and enjoy alfresco dining. This also provides the ideal place for rest and relaxation. Located through the rear gate to the right hand side, a detached Garage can be found, providing ample space internally to house a car. Additional parking can be found located directly in front as well as further parking located to the right hand side of the access lane for family members or visitors - the choice is yours.

### **Services**

The property is fitted with a gas central heating system, and has mains electric, mains water and mains drainage.

### **Tenure**

The property is Leasehold, held on a balance of 999 from the 1st October 2001. With an annual ground rent of £184 per annum. There is also an option to purchase the Freehold for this home at an approximate cost of £5,000.

### **Council Tax**

This home is Band D under Lancaster City Council.

### **Viewings**

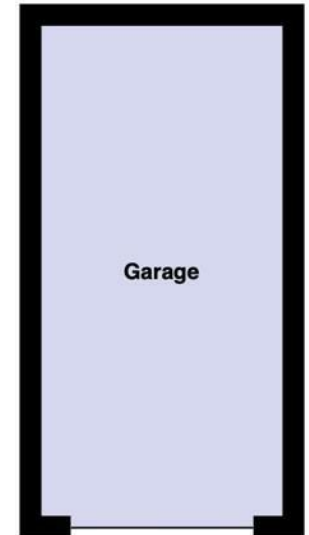
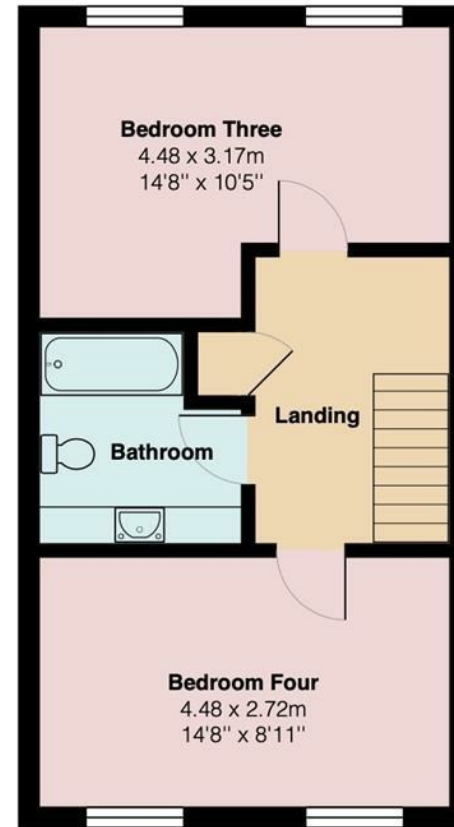
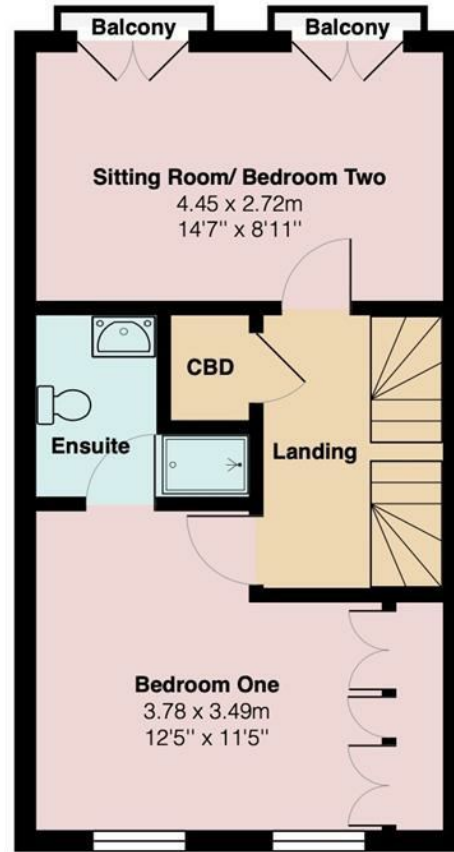
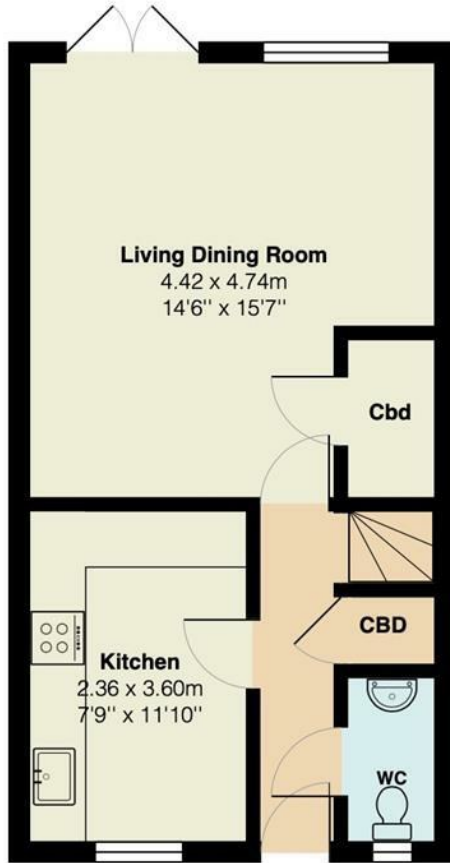
Strictly by appointment via Houseclub Estate Agency.

### **Energy Performance Certificate**

View online or for more information contact our office for details.







Total Area: 127.7 m<sup>2</sup> ... 1375 ft<sup>2</sup> (excluding balcony)

Energy Efficiency Rating		Current	Possible
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			86
(81-91) <b>B</b>			
(69-80) <b>C</b>		76	
(55-68) <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>England &amp; Wales</b>		EU Directive 2002/91/EC	

# Your Award Winning Houseclub

