



Parklands

Bailrigg Lane
Scotforth
Lancaster
LA1 4XP

A detached three bedroom
true bungalow
with generous gardens and grounds

Parklands is set in approximately
one third of an acre

Parklands has been in one family
ownership since it was constructed
in the early 1980's

This small hamlet on Bailrigg Lane
comprises individual character properties
with Parklands offering views over fields
to front, side and rear

Asking Price
£ 495,000



Parklands is traditional in character and presentation with excellent opportunity to extend and modernise.

Parklands currently provides the following accommodation;

Entrance Hallway 7.32 m x 2.2 m with loft hatch. Fitted hot water cylinder cupboard.

Lounge 6.05 m x 3.95 m with living flame gas fire, sliding patio door leading to;

Conservatory 5.89 m x 2.66 m constructed of hardwood frame, double glazed windows, double opening French doors.

Kitchen Dining 4.87 m x 3.66 m comprises fitted base and eye level kitchen units with laminate worktops, inset 1½ bowl single drainer stainless steel sink, 4 ring electric hob, integral fridge oven and microwave.

Utility Room 3.54 m x 3.06 m comprises fitted base and eye level units, laminate worktop with inset single drainer stainless steel sink, wall mounted boiler, plumbed for washing machine, rear entrance door.
Separate WC 1.89 m x 0.85 m comprises low flush wc

Rear Porch with tiled floor.

Bedroom 1 4.26 m x 3.666 m double bedroom to front.

Bedroom 2 4.26 m x 3.55 m double bedroom to front.

Bedroom 3 3.02 m x 2.41 m single bedroom to rear.

Bathroom 3.03 m x 2.42 m plus 1.5 m x 0.83 m comprises bath, low flush WC, cabinet with inset wash hand basin, bidet, walk-in shower.

Outside

A private driveway comprises ample off-road car parking.

There are expansive lawned gardens to front, sides and rear with a predominant south facing garden to the rear.

Services

The property is connected to mains gas, water and electricity. Private foul drainage to septic tank.

Gas fired central heating system.

The buyer will be required at their own expense to replace the septic tank with a waste treatment plant as required under the Septic Tank Regulation 2020 within three months of completion of sale.

Tenure

Freehold. Immediate vacant possession available.

No vendor chain.

Council Tax – Lancaster City Council Tax Band ‘E’

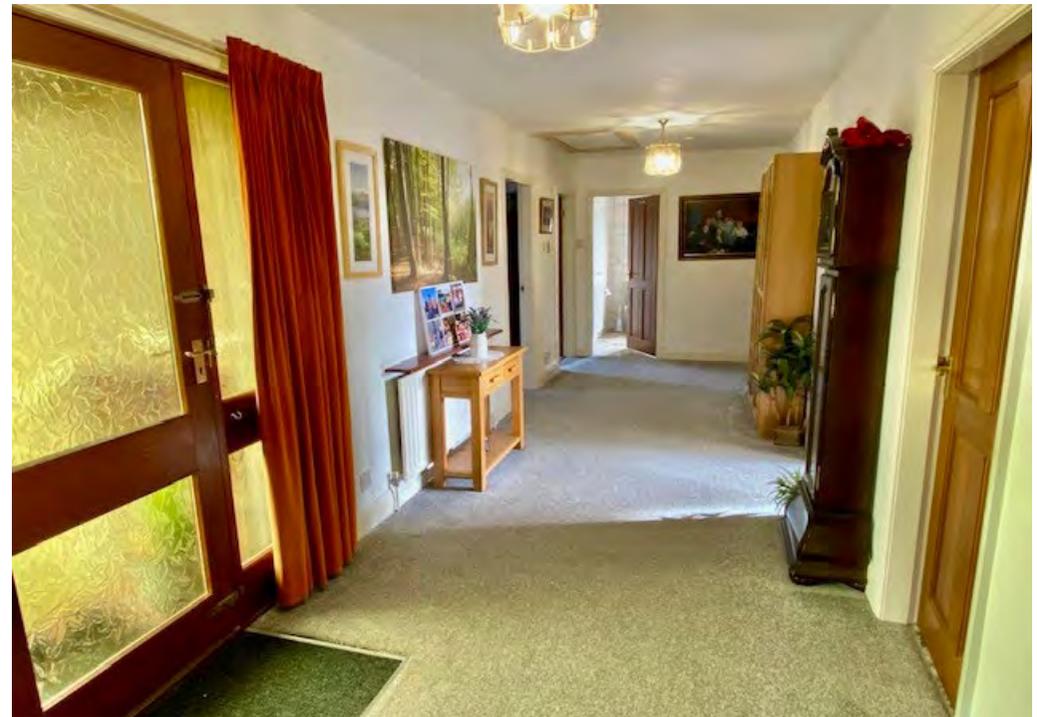
EPC Rating ‘D’ valid until 7 July 2032

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Viewings

Strictly accompanied viewings arranged via the selling agents







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