## 3, Leycester Drive, Lancaster

# The property at a glance 3 1 2

- Substantial Semi Detached Property - Chain Free!
- Three Bedrooms
- Two Reception Rooms
- Sunroom Overlooking Garden
- Kitchen & Bathroom
- Driveway & Garage
- Tenure: Freehold
- Council Tax Band: B
- EPC: D
- Schools, Transport links, Salt Ayre & Asda Close By

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# £230,000

# Get to know the property

Nestled on the charming Leycester Drive in Lancaster, this delightful semi-detached house presents an ideal opportunity for families seeking a comfortable and inviting home. With two spacious reception rooms, including a lovely bay fronted area that bathes the space in natural light, this property is perfect for both relaxation and entertaining. The second reception room seamlessly opens into a conservatory, providing a wonderful space to enjoy the garden views throughout the seasons.

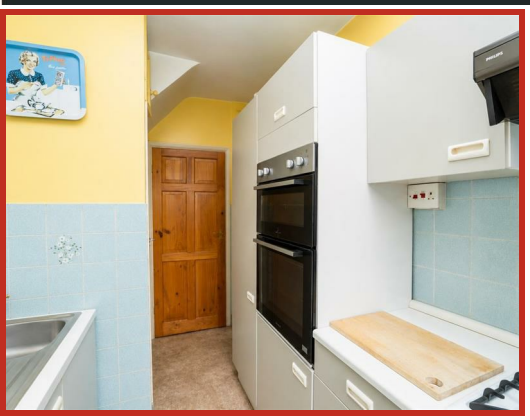
The fitted kitchen is well-equipped, making meal preparation a pleasure. The property boasts three bedrooms, two of which are generously sized doubles, ensuring ample space for family members or guests. The bathroom is conveniently complemented by a separate w.c., enhancing the practicality of the home.

Outside, the low maintenance rear garden offers a peaceful retreat, ideal for enjoying sunny afternoons or hosting gatherings. The property also features off-street parking for up to three vehicles, along with a garage, providing secure storage and convenience.

This lovely family home combines comfort, functionality, and a desirable location, making it a must-see for those looking to settle in Lancaster. With its appealing features and ample space, it is sure to attract interest from a variety of buyers. Don't miss the chance to make this charming property your own. Situated within close proximity to amenities, supermarkets and schools.

*Some images have been digitally staged using AI to illustrate the potential layout and appearance of the property.

*To comply with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, when an offer is accepted, all legal purchasers will be required to complete an anti-money laundering and ID check. Our partner, Thirdfort, will carry out the initial checks on our behalf. The individual cost is £75 inclusive of VAT and will be charged before the offer can be officially accepted.



**Porch**
3 x UPVC double glazed frosted windows, tile floor, UPVC double glazed frosted door, wood single glazed frosted stained door to hall.

**Hall**
2 x Wood single glazed frosted leaded windows, central heating radiator, smoke alarm, coving, door to reception room and kitchen, stairs to first floor.

**Reception Room 1**
UPVC double glazed leaded bay window, coving, picture rail, central heating radiator, fireplace.

**Reception Room 2**
2 x Aluminum double glazed window, central heating radiator, picture rail, fireplace, aluminum double glazed sliding door to sun room.

**Kitchen**
UPVC double glazed box bay window. extractor fan, range of wall and base units, stainless steel sink with mixer tap, extractor fan, four ring gas hob, laminate worktops, high-rise double electric oven, plumbing for washing machine, space for fridge, UPVC double glazed frosted door to the side of the house, lino floor.

**Sunroom**
3 x Wood double glazed windows, tile floor, aluminum double glazed sliding door to rear.

**Landing**
UPVC double glazed frosted window, smoke alarm, loft access, central heating radiator, dado rail, doors to bedrooms, 1,2,3 and bathroom/WC, stairs to ground floor.

**Bathroom**
UPVC double glazed frosted window, central heating towel radiator, full tile walls, extractor fan, panelled bath, traditional taps with overhead electric shower, pedestal sink with traditional taps, tile floor.

**WC**
UPVC double glazed frosted window, half tiled walls, low rise WC, tile floor.

**Bedroom 1**
UPVC double glazed window, central heating radiator, picture rail, built-in wardrobe.

**Bedroom 2**
UPVC double glazed box bay window, central heating radiator, picture rail.

**Bedroom 3**
UPVC double glazed window, central heating radiator, picture rail, Glow-worm combination boiler.

**Front**
Concrete driveway leading to garage, flowerbeds, mature shrubs.

**Rear**
Mature shrubs, flagged, flower beds.

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# Lancaster, LA1 5HP

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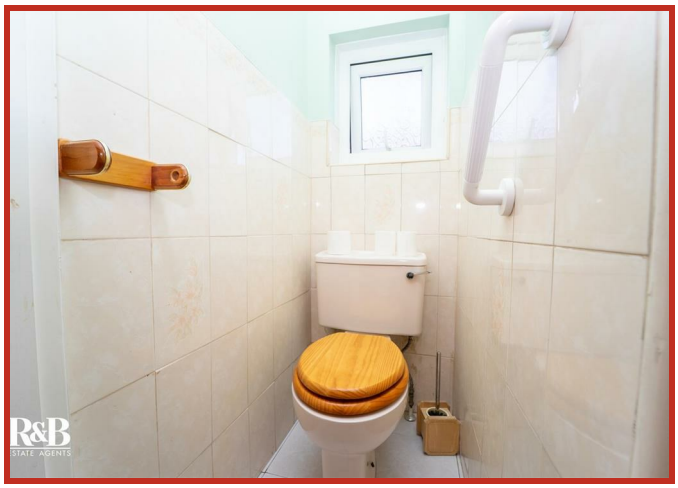

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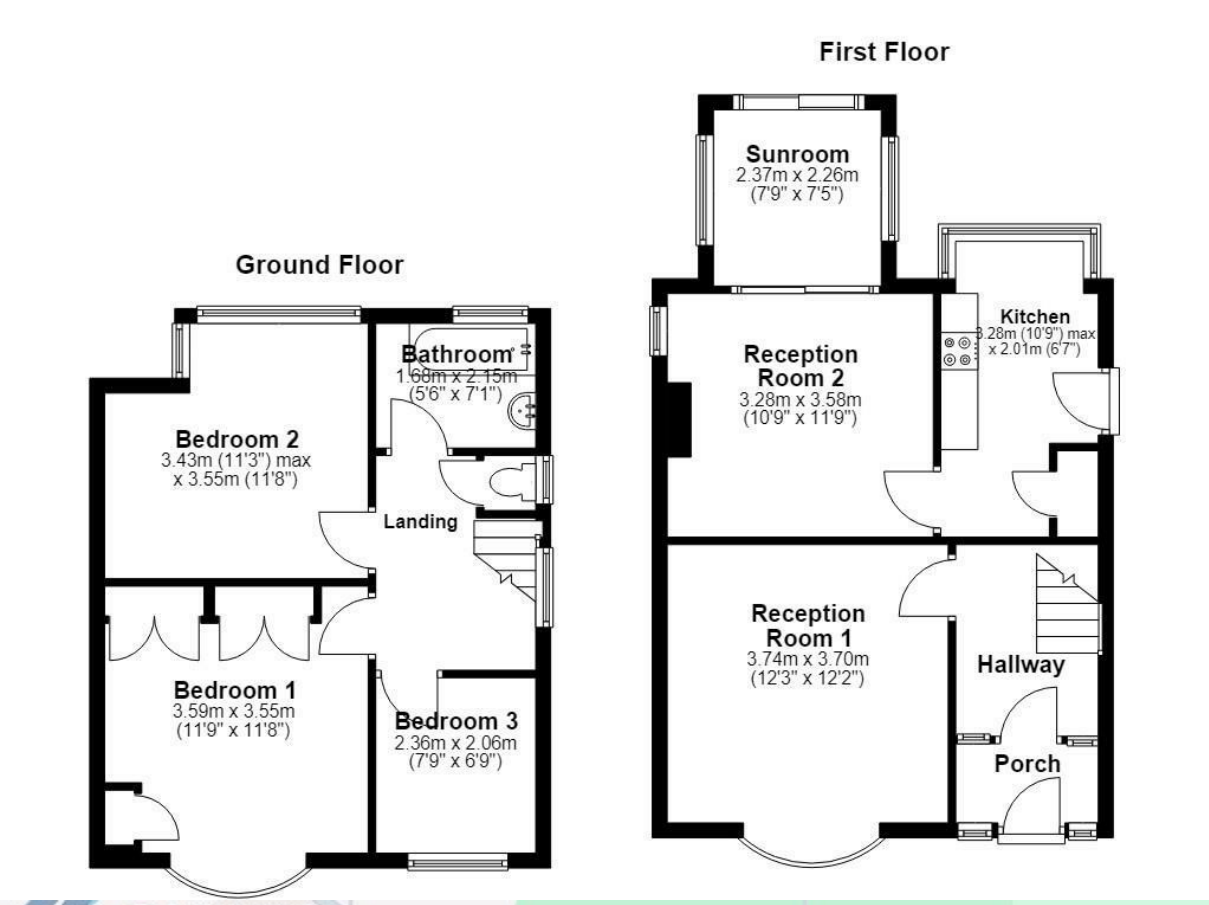
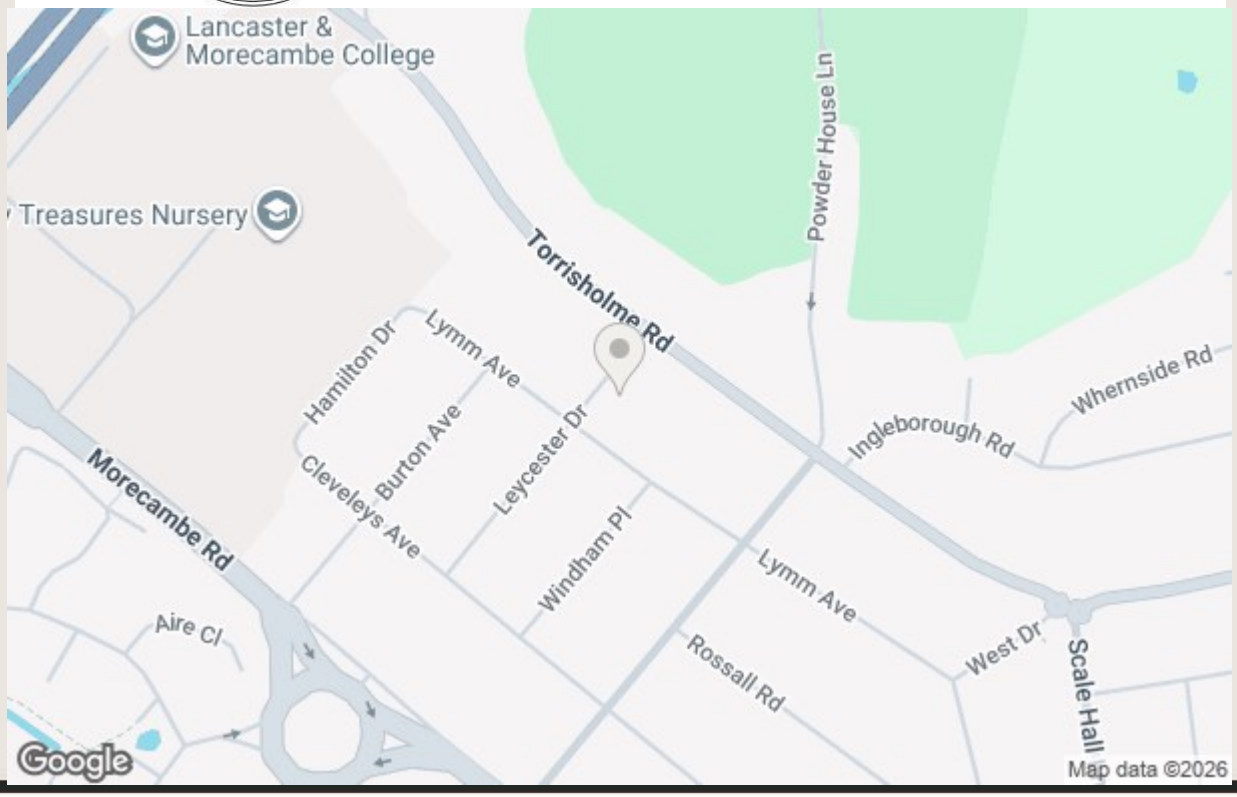
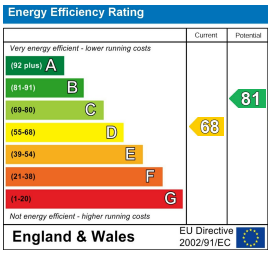
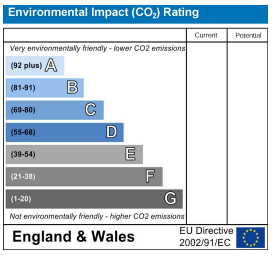
# Take a nosey round





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