



**5 Bed
House - Detached
located in Heysham**

Jennings
estate agents

Thornlea Lea Lane

Heysham

Morecambe

LA3 2QG



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Asking price £580,000

Jennings Estate Agents are delighted to present this beautifully maintained five-bedroom sizable home. A rare opportunity to acquire a spacious detached family home, in the sought-after location. The property is ideally situated, within walking distance of local amenities, including shops, schools, doctors, and bus routes.

The property features; entrance porch with double oak doors leading into a grand hallway, with stairs leading to the impressive first floor landing. Lounge is located to the rear, with French doors, leading to the rear garden. Open plan to the dining room, with access leading to the sitting room, with a log burner and French doors to the rear garden. Open plan to a large modern kitchen, with integrated appliances and breakfast bar. Utility room, with space for a washing machine and tumble dryer and separate WC. The first floor offers a large master bedroom with fitted wardrobes, dressing room and en-suite shower room. Two large double bedrooms and loft space, with a Velux window. Modern fitted four piece family bathroom. To the second floor you will find a further two large double bedrooms and spacious landing.

Externally the property provides ample off road parking to the front, leading to the single garage. Enclosed rear garden with two large paved patio's, laid lawn and BBQ area.

Viewings are highly recommended, so please contact the office for further details, and to book an appointment to view this magnificent family home.

Entrance Porch

Double glazed entrance doorway and double glazed windows to both sides. Tiled flooring and coving to the ceiling. Double oak doors leading to-

Grand Hallway

Spacious hallway with stairs leading to the first floor landing. Storage cupboard. Radiator. Tiled flooring and coving to the ceiling.

Lounge

17'5" x 12'1"

(into recess)

Double glazed uPVC French doors, leading to the rear garden. Two uPVC double glazed windows. Open fireplace with a marble surround and tiled hearth. Double radiator. Oak flooring and decorative coving to the ceiling. Open plan to-

Dining Room

10'5" x 13'9"

(into bay)

Double glazed uPVC bay window, overlooking the rear garden. Wooden flooring and coving to the ceiling. Double radiator. Door leading to-

Sitting Room

12'2" x 11'7"

Log burner with a brick surround and wooden mantle. Tiled flooring. Double glazed French doors, leading to the rear garden. Double radiator. Downlight. Open plan to-

Kitchen

12'12" x 11'9"

Modern fitted kitchen with a range of wall and base units, contrasting work surface, incorporating a one and a half sink unit and breakfast bar. Electric oven, induction hob, microwave and extractor fan. Integrated dishwasher and full sized fridge and separate freezer. Double glazed uPVC window to the front aspect. Radiator. Tiled flooring and downlights.

Utility Room

5'10" x 9'5"

Fitted range of wall and base units, contrasting work surface, incorporating a stainless steel sink unit. Space for a washing machine and tumble dryer. Double radiator. Tiled flooring and downlights. Double glazed uPVC window and uPVC door leading to the rear garden.

Cloakroom/WC

Two piece suite comprising; wash hand basin and low level WC. Double glazed uPVC window to the side aspect. Radiator. Tiled flooring.

Home Office

12'2" x 6'5"

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

First Floor

First Floor Landing

Large landing with space for a chaise longue. Decorative arch uPVC window to the front aspect. Two Radiators. Stairs leading to the second floor landing.

Master Bedroom

12'5" x 17'10"

Double glazed uPVC window to the rear aspect. Fitted wardrobes. Double radiator. Coving to the ceiling. Open plan to-

Dressing Room

6'9" x 6'2"

Double glazed uPVC window to the front aspect. Double radiator. Coving to the ceiling.

Ensuite

Modern three piece suite comprising; shower cubicle, wash hand basin and low level WC. Double glazed uPVC window to the front aspect. Heated towel rail. Tiled walls and flooring.



Bedroom Four

11'9" x 12'3"

Double glazed uPVC window to the front aspect. Double radiator. Door leading to-

Loft Space

7'7" x 22'10"

Velux window, power and light.

Bedroom Five

11'8" x 12'1"

Double glazed uPVC window to the rear aspect. Radiator.

Family Bathroom

Modern four piece suite comprising; roll top bath, double shower cubicle, wash hand basin and low level WC. Double glazed uPVC window to the rear aspect. Heated towel rail. Storage cupboard. Downlights.

Second Floor

Second Floor Landing

Large Velux window, fitted storage units and eaves storage.

Bedroom Two

12'4" x 15'7"

Double glazed uPVC window to the side aspect. Double radiator. Eaves storage.

Bedroom Three

11'9" x 15'8"

Double glazed uPVC window to the side aspect. Double radiator. Eaves storage.

Exterior

External

Large entrance garden with stone chippings, providing ample parking. Two large raised flowerbeds. Gated access to the side, leading to the rear garden. Enclosed rear garden with a laid lawn and a large paved patio area with a Gazebo. BBQ area, flowerbeds and another paved patio to the rear.

Garage

18'2" x 9'7"

Up and over door and uPVC double glazed window to the side. Power, light and a water tap.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	78
(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: C
Council Tax Band: E

DIRECTIONS

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 estate agents