



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

**Jennings**  
estate agents

**6 Longlands Lane**

**Heysham**

**Morecambe**

**LA3 2NS**



**Asking price £450,000**

Jennings Estate Agents are delighted to offer for sale this three bedroom detached family home. Located in the popular residential area of Heysham, and a short walk away from the parade of shops, bus route and the promenade.

The property boasts charm and character throughout, and versatile living accommodation. The wow factor must be the extensive and established rear garden with mature shrubbery, large vegetable plot and a unique den. The den is ideal for entering family and friends.

The property features; entrance porch, hallway and spacious lounge with exposed wooden floorboards and log burner. Open plan dining area leading into the kitchen. Double doors leading from the dining area to the conservatory with patio doors leading to the rear garden. Door leading to the utility room and cloakroom/WC.

To the first floor are three double bedrooms and four piece bathroom suite. Stairs leading from the landing to the loft space with three Velux windows.

Externally the property provides a large front garden with a long driveway leading to the garage. Large established rear garden with a laid lawn, vegetable plot with a greenhouse and poly-tunnel. Large enclosed den with ample seating, BBQ and fire pit.

Viewings are highly recommended, so please contact the office on 01524 926007, or email us on [office@jeagent.com](mailto:office@jeagent.com)

### **Entrance Porch**

Entrance doorway with single glazed stained glass window to the side. Tiled flooring.

### **Hallway**

Exposed wooden floor boards. Stairs leading to the first floor landing. Double glazed uPVC window to the side aspect. Walk-in cloakroom with a single glazed window. Radiator. Coving to the ceiling.

### **Lounge**

12'1" x 16'6"

(into bay)

Double glazed uPVC bay window to the front aspect. Double glazed uPVC window to the side aspect. Log burner with marble hearth and wooden surround. Decorative coving to the ceiling. Double radiator.

### **Dining Room**

12'5" x 12'1"

(into recess)

Gas fire with marble hearth and wooden surround. Radiator. Exposed wooden floor boards. Coving to the ceiling. Open plan to the kitchen and double doors leading to the conservatory.

### **Kitchen**

9'7" x 8'4"

Fitted kitchen with a range of wall and base units, contrasting work surface, incorporating a stainless steel sink unit. Belling free standing cooker with a 7 ring gas burner. Walk-in pantry with a uPVC double glazed window. Double glazed uPVC window to the side aspect. Space for a fridge freezer.

### **Conservatory**

11'3" x 12'1"

Double glazed uPVC French doors and double glazed windows. Tiled flooring. Door leading to-

### **Utility Room**

6'3" x 7'1"

Space for a washing machine, tumble dryer and fridge freezer. Tile flooring and Velux window. Door leading to-

### **Downstairs WC**

Two piece suite comprising; wash hand basin and low level WC. Tiled flooring.

### **First Floor**

#### **Master Bedroom**

13'3" x 13'5"

Double glazed uPVC bay window to the front and double glazed uPVC window to the side aspect. Double radiator. Exposed wooden floor boards and coving to the ceiling.

#### **Bedroom Two**

8'10" x 11'10"

(into recess)

Double glazed uPVC window to the rear aspect. Radiator.

#### **Bedroom Three**

8'8" x 9'5"

Double glazed uPVC window to the rear aspect. Radiator.



### **Bathroom**

Four piece suite comprising; corner jacuzzi bath, shower cubicle, wash hand basin and low level WC. Double glazed uPVC window to the front and side aspect. Tile flooring and down lights.

### **Second Floor**

#### **Loft Space**

15'3" x 21'8"

(max)

Three Velux windows and down lights.

### **Exterior**

#### **External**

Low maintenance gravelled front garden with established shrubbery. Tarmac driveway leading to the single garage. Tremendous rear garden for the whole family to enjoy, with a laid lawn, plants and established mature plants.

The current owners have made an amazing secret den with two summer houses, BBQ, open fire and sheltered seating area. Ideal for entertaining family or guests.

The rear of the garden offers a wide selection of fruit and vegetables including; potatoes, rhubarb, leeks, cabbage, spinach, raspberries and apple tree. Two large garden sheds, wood store, poly-tunnel and greenhouse.



### **Garage**

13'9" x 8'2"

Up and over door, power and light.



Longlands Lane, Heysham, LA3 2NS



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

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

**DIRECTIONS**

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