

12 Sandown Road, Lancaster, Lancashire, LA1 4LN



£450,000



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Mighty House is a trading name of P&PC Surveyors Limited. Registered Office: 70 Daisy Hill, Dewsbury, WF13 1LS. Company no: 06498054

Welcome to Sandown Road, a charming and extended five-bedroom detached family home set within the ever-popular Racecourse area of South Lancaster, where every street nods to the heritage of famous horse racing courses. Positioned within a popular cul-de-sac setting, this wonderful family home enjoys a convenient location close to local amenities, including Booths supermarket, nearby parks, and regular bus routes providing easy access into the city centre.

The property has been thoughtfully extended over the years to create spacious and versatile accommodation, perfectly suited to modern family living. To the front of the home is a bright conservatory, providing an additional reception space and a lovely area to sit and enjoy the outlook.

The generous lounge creates a comfortable space for relaxing with family, while to the rear, the extended kitchen provides the heart of the home. The kitchen opens into a dedicated dining area, creating a practical and sociable space for everyday living and entertaining. A convenient ground-floor cloakroom further enhances the layout.

To the first floor, there are three well-proportioned double bedrooms alongside two additional single bedrooms, offering excellent flexibility for children's rooms, guest accommodation, or a home office. The family bathroom completes the first-floor accommodation. Step outside, and the charm continues. To the front, there is off-road parking and a garage. To the rear, a lovely enclosed garden awaits with a blossoming fig tree and a peaceful summerhouse, fully powered and ideal for those working

from home, a creative studio, or even a home gym. The possibilities here are endless.

With no onward chain and space in abundance, this is a rare opportunity to make a forever home in one of Lancaster's most sought-after areas.

Conservatory

Underfloor heating, door to the cloakroom.

Cloakroom

Double-glazed window to the front, wash hand basin, radiator, laminate floor, W.C.

Lounge



Double-glazed patio doors to the conservatory, sandstone fireplace with inset coal-effect gas fire, stairs to the first floor, radiators, double-glazed doors to the dining room.

Kitchen



Double glazed window to the rear, a range of crafted cabinets with complementary granite work surfaces, Range master Cooker with a six rings gas hob, extractor hood, two electric ovens and grill, integrated microwave, plumbing for washing machine and space for dryer, Island and breakfast bar with under storage, ceramic sink, space for fridge/freezer, two radiators, tiled floor, door to the garden and double doors opening onto the dining room.

Dining Room



Double glazed door to the garden, laminate floor, radiator.

First Floor Landing

Bedroom One

Double-glazed window to the front, with built-in wardrobes, carpeted floor, radiator.

Bedroom Two



Double-glazed window to the rear, built-in wardrobes, carpeted floor, radiator.

Bedroom Three



Double-glazed window to the front, with built-in wardrobes, carpeted floor, radiator.

Bedroom Four



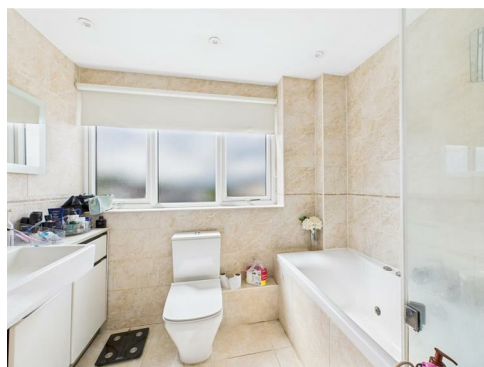
Double-glazed window to the rear, carpeted floor, radiator.

Bedroom Five



Double-glazed window to the rear, carpeted floor, radiator.

Bathroom



Double-glazed frosted window, jacuzzi bath with thermostic shower, underfloor heating, vanity unit with inset wash hand basin, heated towel rail, tiled floor, W.C.

Garage

Electric up and over door, power and light, gas and electric meters, Vaillant combi boiler.

Outside



Off-road parking to the front for up to three vehicles, alongside a lawned area bordered by mature trees, including a fig tree. There is access to the garage and a side gate leading to the rear garden.

The rear garden is fully enclosed and wonderfully private, featuring a lawn area, fig trees, a palm, and a cherry tree. Additional highlights include access to the garage, a charming summerhouse, and an outdoor water tap—making this a truly peaceful and well-appointed outdoor space.

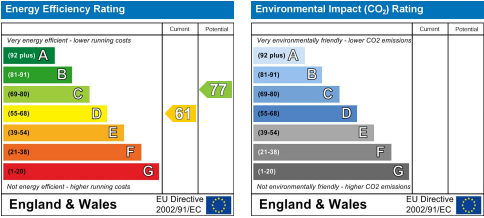
Summer House



A versatile summer house, fully insulated with a quality laminated floor, complete with power and lighting—ideal for use as a home office, gym, creative studio or relaxing retreat.

Useful Information

NO Chain
Tenure Freehold
Council Tax Band (D) £2,408
Vailant Combi Boiler New In 2020



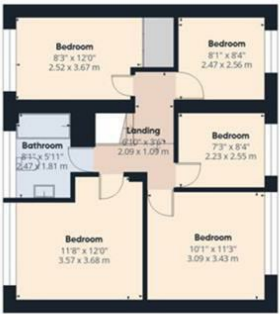
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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area^m
1816 ft²
168.7 m²

Reduced headroom
7 ft²
0.6 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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