



**5 Bed
House - Detached
located in**

Jennings
estate agents

19 The Spinney

Heysham

LA3 2FP



Asking price £425,000

Jennings Estate Agents are delighted to bring to the market, this magnificent and unique, five bedroom detached family home. The property provides a wide range of accommodation, of high quality and charm. The accommodation has been cleverly and sympathetically updated throughout by its current owners. The open plan layout, to the rear of the property provides a large, versatile space, with an impressive kitchen and integrated reception room and dining area. Perfect for modern family life and entertaining guests.

The property features; entrance porch and hallway with stairs leading to the first floor landing. The main reception room is located to the front aspect. Fantastic open area to the rear including; modern fitted kitchen, sitting room and dining room. To the first floor you will find five bedrooms and a family bathroom. Two of the bedrooms benefit from having an en-suite shower room. Externally the property has a front garden and paved driveway; proving off road parking; leading to the garage. Good sized enclosed rear garden with a large paved patio area, laid lawn, second patio and flowerbeds. NO UPPER CHAIN.

Viewings are highly recommended, so please contact the office for more information.

Entrance Porch

Double glazed entrance doorway, and door leading to-

Hallway

Radiator and stairs leading to the first floor landing.

Cloakroom / WC

Two piece suite comprising; wash hand basin and low level WC. Double glazed uPVC window to the side aspect. heated towel rail.

Lounge

12'5" x 12'12"

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

Sitting Room

12'9" x 10'9"

Designer radiator and downlights. Open plan to the kitchen and dining room.

Dining Room

9'6" x 13'3"

Double glazed uPVC window to the side and rear aspect. Skylight.

Kitchen

22'5" x 10'2"

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.

Integrated dishwasher. Space for an American style fridge freezer and large free standing cooker. Door leading to the garage.

First Floor

First Floor Landing

Two loft hatches and storage cupboard.

Master Bedroom

11'11" x 12'5"

(plus wardrobes)

Double glazed uPVC window to the rear aspect. Fitted wardrobes.

Radiator. Door leading to-

Ensuite

Three piece suite comprising; double shower cubicle, wash hand basin and low level WC. Double glazed uPVC window to the side aspect. Heated towel rail. Downlights.

Bedroom Two

10'9" x 15'5"

Two uPVC double glazed windows to the front aspect. Two radiators.

Downlights.

Bedroom Three

11'6" x 10'5"

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

Ensuite

Three piece suite comprising; shower cubicle, wash hand basin and low level WC. Double glazed uPVC window to the side aspect.



Bedroom Four

9'4" x 11'9"

Double glazed uPVC window to the side aspect. Radiator.

Bedroom Five

8'2" x 8'11"

Double glazed uPVC window to the rear aspect. Radiator.

Family Bathroom

Modern three piece suite comprising; bath with an overhead shower, wash hand basin and low level WC. Double glazed uPVC window to the front aspect. Heated towel rail. Storage cupboard.

Exterior

External

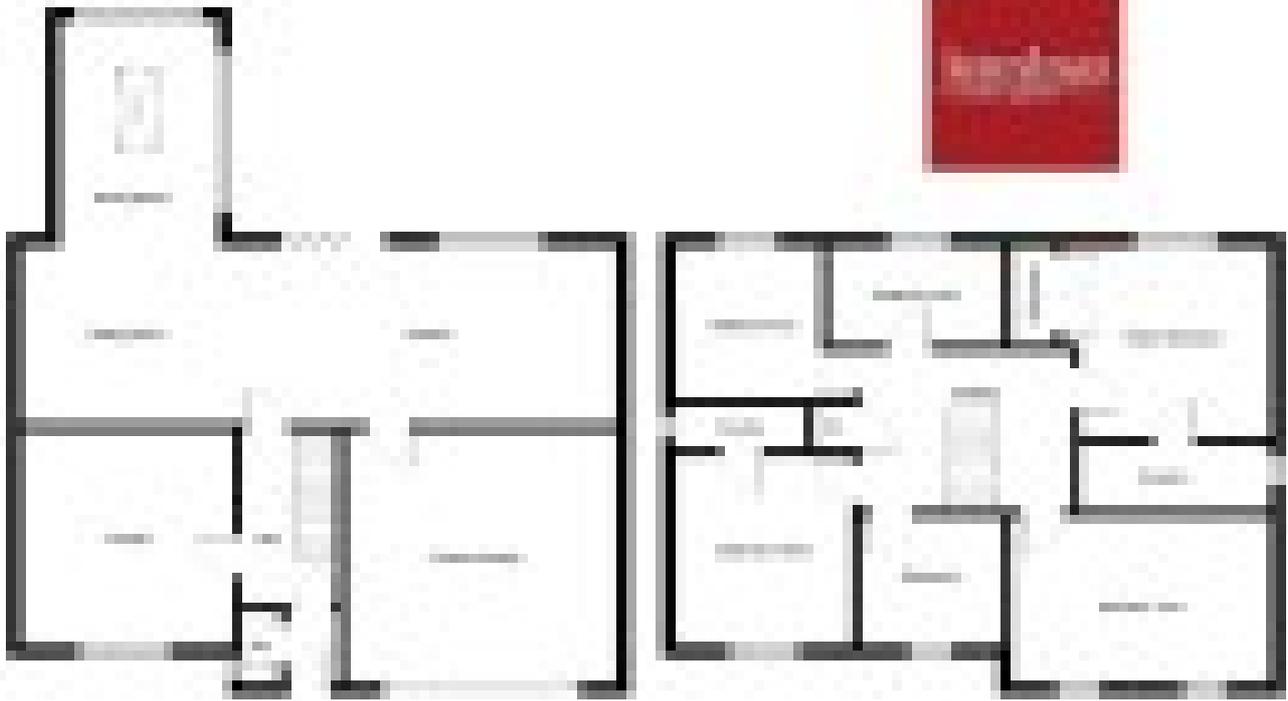
Laid lawn garden to the front, with flowerbeds and Indian stone pathway; leading to the main entrance. To the side of the property you will find the block paved driveway; leading to the integral garage. Enclosed rear garden with a large block paved patio and steps leading down to a laid lawn, second paved patio, flowerbeds, shrubbery and trees.

Double Garage

16'10" x 15'5"

Electric up and over door, boiler, power and light. Space for a small utility, with room for a washing machine, tumble dryer and fitted sink unit.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		69	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

EPC Rating: C
Council Tax Band: D

DIRECTIONS

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