



Highfield Lancaster Road, Slyne-With-Hest, Lancaster, LA2 6AW  
£425,000



Located on Lancaster Road in the charming village of Slyne, this semi-detached house presents an exceptional opportunity for families seeking both space and comfort. Boasting five generously sized bedrooms, this property is perfect for those who value room to grow. The two well-appointed bathrooms ensure convenience for all residents, while the main bathroom adds an extra touch of luxury.

The heart of the home features three inviting reception rooms, providing ample space for relaxation and entertainment. Whether you are hosting family gatherings or enjoying quiet evenings, these versatile areas cater to all your needs.

Set on a substantial 0.20-acre plot, the property is complemented by an extremely large garden, which offers idyllic views over the fields to the rear. This outdoor space is not only perfect for family activities but also includes a cabin that presents potential for a home business or a tranquil retreat.

Parking is a breeze with space for multiple vehicles, thanks to the double garage and extensive block paving. The excellent location of this home ensures outstanding transport links, making commuting and exploring the surrounding areas effortless.

In summary, this property on Lancaster Road is a rare find, combining spacious living with beautiful outdoor surroundings. It is ideal for those looking to settle in a peaceful community while enjoying the conveniences of modern life. Don't miss the chance to make this delightful house your new home.

Please be aware that the seller of this property is a connected person/relative of an employee/team member of W T Parker.

Viewing is strictly through the selling agents; Rachael or Marc on 01246 232156 / [residential@wtparker.com](mailto:residential@wtparker.com)



**GROUND FLOOR**

**Entrance Hallway**

8'9" x 6'5" (2.68 x 1.98)

A welcoming space which is carpeted and has a uPVC front door and radiator. Access is given to the Sitting Room, Study and first floor via stairs.

**Sitting Room**

11'10" x 11'4" (3.61 x 3.46)

The Sitting Room is located to the front of the property and has carpeted flooring and a beautiful double glazed bay window.

**Living Room**

10'7" x 11'4" (3.24 x 3.46)

The Living Room is open plan with the Sitting room and has a continuation of the carpeted flooring. There is a large double glazed bay window overlooking the rear garden with large window seat. Also on offer is a media wall.

**Study**

11'3" x 6'5" (3.44 x 1.98)

The Study is located to the rear of the property between the Entrance Hallway and Kitchen Diner. It has carpeted flooring and a double glazed window. There is also access to storage under the stairs.

**Kitchen Diner**

22'1" x 13'9" (6.75 x 4.21)

An extremely spacious and modern focal point of the property. The Kitchen Diner is located to the rear of the property. It boasts a large double glazed window and double glazed French Doors leading out to the Rear Garden. The flooring is wood effect laminate and there are 2 radiators. There are ample wall and base units incorporating a spacious worktop with 1.5 sink and drainer, integrated dishwasher and space for a large cooker and American style fridge freezer. Towards the Dining area is a breakfast bar.

**Dining Room/Office**

10'4" x 13'9" (3.15 x 4.21)

Located to the front of the property is the Office/Dining Room. It is a generously proportioned room which has carpeted flooring and a large double glazed bay window with radiator.

**Utility Room**

9'4" x 7'5" (2.86 x 2.28)

Off the Kitchen Diner is the Utility Room. It has tiled flooring and a radiator alongside plumbing and space for a washing machine and dryer. There is a wash basin and access to storage, WC and the rear garden via uPVC door.

**WC**

This has tiled flooring and a low flush WC and extractor fan.

**FIRST FLOOR**

**Landing**

8'8" x 11'6" (2.66 x 3.51)

The Landing is carpeted and provides access to all five bedrooms, a storage cupboard and bathroom.

**Bedroom One**

17'2" x 9'4" (5.25 x 2.85)

Located to the rear of the property is a very large double bedroom with carpeted flooring and a large double glazed window with radiator below. This bedroom also boasts 2 large fully integrated wardrobes and access to its own En-Suite.

**En-Suite**

10'4" x 4'8" (3.17 x 1.43)

The En-Suite room has tiled flooring and walls with a small double glazed window with obscured glass and chrome heated towel rail. There is a low flush WC, wash basin with storage cupboards above and below and a large shower cubicle.

**Bedroom Two**

11'10" x 11'4" (3.63 x 3.47)

A spacious double bedroom located to the front of the property. It has wood effect laminate flooring, radiator and a large double glazed bay window. It also boasts fully integrated, mirrored wardrobes.

**Bathroom**

7'1" x 6'5" (2.17 x 1.98)

The main bathroom is located to the rear of the property. It has tiled flooring and walls, a double glazed window with obscured glass. There is a three piece bathroom suite on offer in white which includes a low flush WC, wash basin with storage below and oversized bath tub with Jets and shower above. There is also a chrome heated towel rail.

**Bedroom Three**

10'7" x 11'4" (3.25 x 3.46)

Bedroom Three is to the rear of the property. It has a large double glazed window, radiator and carpeted flooring. It also has mirrored, fully integrated wardrobes.

**Bedroom Four**

9'5" x 13'9" (2.89 x 4.21)

The final double bedroom located to the front of the property. It has wood effect laminate flooring, radiator and double glazed, bay window. Fully integrated, mirrored wardrobes.

**Bedroom Five**

6'11" x 6'11" (2.12 x 2.12)

A good sized single bedroom located to the front of the property with double glazed window and radiator below.

**EXTERNAL**

**Front Garden**

The property boasts curb appeal! It is a double fronted, bay windowed semi detached property with large block paving which not only provides access to the property, Rear garden via locked gate and double garage BUT has the added benefit of off road parking for multiple vehicles.

**Rear Garden**

The Rear Garden is extremely generous and has three different sections including two patio areas ideal for outside dining and relaxing in the summer months and a small wooded area which has a cabin. The cabin has the potential to be used for a small business or just working from home.

**Double Garage**

A very spacious garage with ample space for two cars and even has it's own electricity supply, up and over garage doors and locked door to the side accessed from the garden.

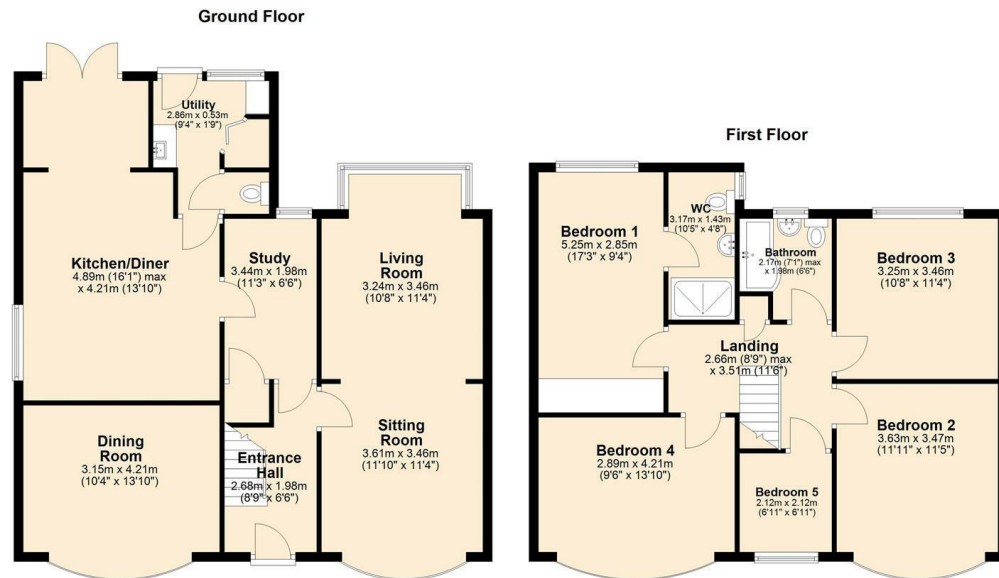
**Cabin**

The cabin is extremely spacious and has a large front room which has 2 double glazed windows and access through to the kitchen area. The kitchen area has a door leading to the small external area behind the cabin and access to the WC. There are also 2 double glazed windows. The WC has a low flush WC and pedestal wash basin.

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| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
|                                             | 67      | 79                      |
| England & Wales                             |         | EU Directive 2002/91/EC |



4 Glumangate, Chesterfield, S40 1QA  
 Telephone: 01246 232156  
 E-Mail: [residential@wtparker.com](mailto:residential@wtparker.com)  
 Website: [www.wtparker.com](http://www.wtparker.com)