



## Lancar Close, Wigginton, York Offers Around £325,000

\*\*\*\* SKILFULL REAR EXTENSION \*\*\*\*

A previously extended semi detached house, offering spacious living accommodation situated in this quiet cul-de-sac location, and featuring three bedrooms and private rear garden.



## Accommodation

Enter this lovely home through a uPVC double-glazed door into a hallway which features radiator and stairs rising to the first floor. Laminated wood flooring runs throughout the hallway, lounge dining area, and sun room, creating a cohesive and modern finish.

The lounge features a good sized bay window to the front elevation with radiator below, a feature coal-effect gas fire with wooden surround, and a handy under stairs cupboard, with an archway leading through to the dining room.

Flowing seamlessly from the lounge ,the dining room is an ideal space for entertaining and family gatherings, offering ample room for large dining table, Glazed double doors lead through to the extended sun room.

The current vendors have tastefully extended to the rear of the property providing additional reception space. The sun room features a tiled pitched roof with skylights, electric modern feature fire and bi-fold doors opening on to a secluded private garden.

The kitchen is fitted with a modern range of wall and base units with integral dishwasher, fridge and fitted electric oven and gas hob with extractor fan overhead all complimented with marble worktops. A window to the side elevation and a glass panelled door leading through to a cloakroom and WC.

The landing features a window that fills the landing with natural light.

The bathroom comprises a suite of an inset bath with wall mounted shower and additional waterfall shower. The room includes tiled walls, WC, a sink with built in cabinet a heated towel rail and a contemporary illuminated mirror.

Off the bathroom is a good sized double bedroom with a window to the rear aspect and a built in wardrobe.

The main bedroom benefits from a range of recently fitted modern wardrobes and matching cupboards.

The smallest bedroom benefits from a built in cupboard, this houses the boiler which is approximately seven years old and has been serviced every year.

The loft is accessed via a hatch on the landing, featuring a pull down ladder. Its has been converted, it offers a practical and versatile space, fully floored and boarded, with plastered walls lighting and electrical connections.



## To The Outside

The property provides ample off-road parking and includes a brick built garage with up-and- over door complete with lighting and power. The garage also features a uPVC door providing direct access to a secluded, private garden.

The rear garden is arranged over two levels separated by a charming feature archway. The lower level offers a patio area, ideal for entertaining, while the upper level is laid with artificial grass and complemented by mature shrubs, creating a low-maintenance and attractive outdoor space.



## Information

Tenure: Freehold

Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected

Broadband: up to 1600 Mbps\*

EPC Rating: TBC

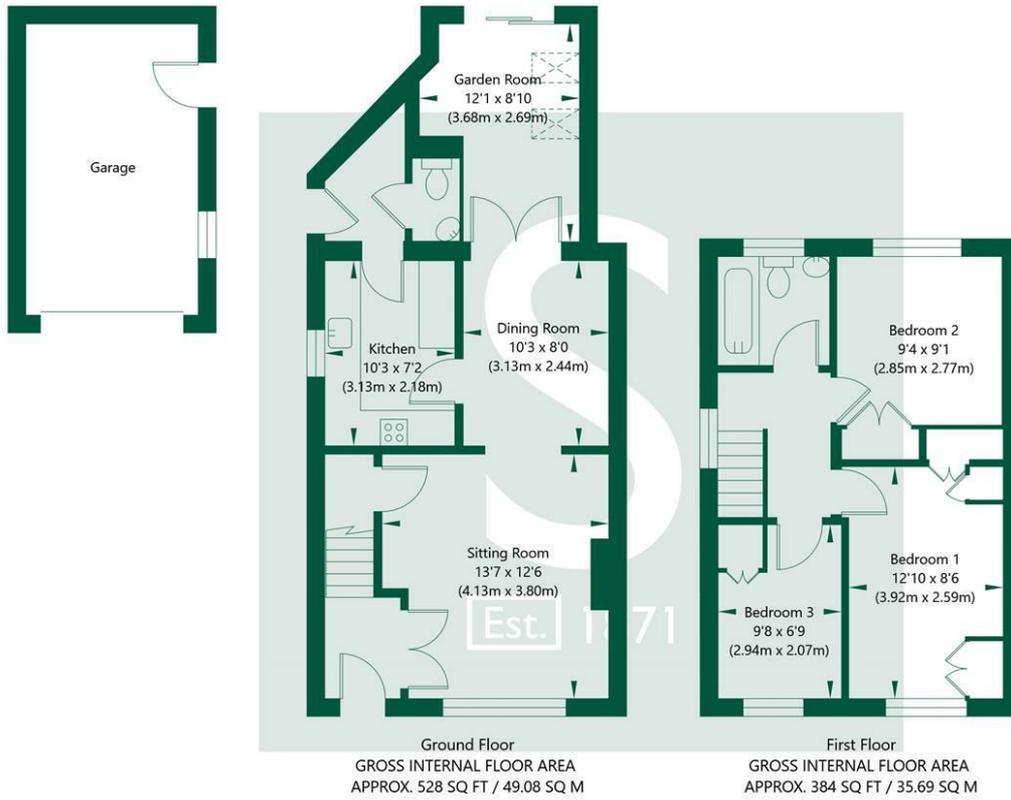
Council Tax: B - City of York

Current Planning Permission: No current valid planning permissions

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.



Lancar Close, Wigginton, York, YO32 2SU



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 912 SQ FT / 84.77 SQ M - (Excluding Garage)  
 All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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