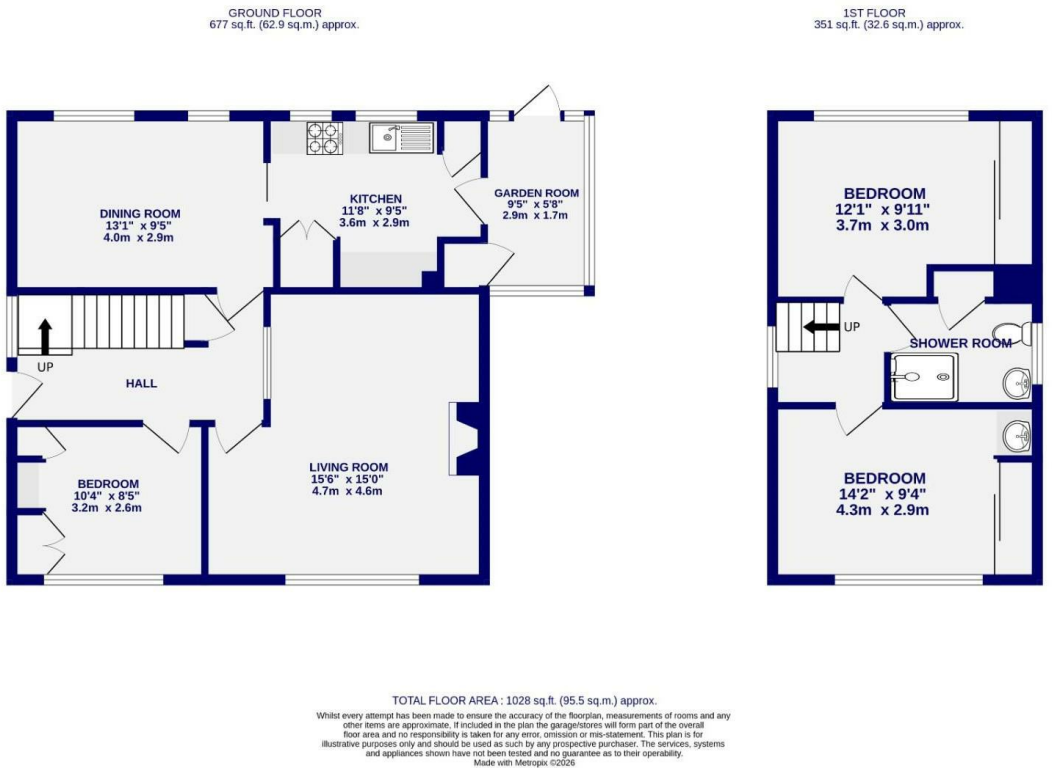


# Lawnway
# Stockton Lane, York
# YO31 1JD

## Freehold
## Council Tax Band - D

- No Onward Chain
- Substantial Plot / Scope for Extension
- Spacious Living Room & Separate Dining Room
- Ground Floor Bedroom
- Popular Heworth Location
- Generous Established Gardens
- Wonderful Open Aspect
- Ample Driveway Parking
- Charming Three Bedroom Detached Home
- EPC D




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# Lawnway
## Stockton Lane, York
YO31 1JD

£475,000

3 1

Ashtons Estate Agents are delighted to offer for sale this charming three bedroom detached home, occupying a generous and beautifully established plot in the popular residential area of Heworth, just off Stockton Lane. Offering well-proportioned and versatile accommodation together with wonderful gardens and a pleasant open outlook, this much-loved home provides an excellent opportunity for those looking for space both inside and out.

A welcoming entrance hall leads into the particularly generous living room, with a large window overlooking the front garden and a feature fireplace creating a lovely focal point. The kitchen is positioned to the rear and is fitted with a range of wall and base units, with useful access through to the garden room. This delightful conservatory-style space is a real bonus, providing a peaceful spot to sit and enjoy the surrounding garden throughout the seasons, with doors opening directly outside. The dining room provides a separate space for family meals and entertaining, with plenty of natural light and a pleasant outlook. Completing the ground is a bedroom ideal for guests or a home office.

Upstairs are two further well-proportioned bedrooms with fitted storage and a stylish, modern shower room.

Outside, the property really comes into its own. The front provides a generous gravelled driveway with ample parking, while the established gardens wrap around the property and create a wonderful sense of privacy. Mature trees, shrubs and colourful planting attract an abundance of wildlife, with a variety of seating areas providing plenty of opportunities to enjoy the garden and sunshine throughout the day. The gardens continue to the rear, where the open aspect beyond adds to the feeling of space and gives this home a particularly pleasant setting. There is also a useful garage and carport area providing additional storage and practical space.



















