

# 17 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

Stunning detached four bedroom family home which has been beautifully renovated throughout to an exceptional standard. Located in the ever-popular Sandown Road area of South Lancaster.

From the second you step through the door, the attention to detail is immediately apparent. A spacious entrance hall with elegant porcelain flooring sets the tone for the rest of the home, with high-quality finishes continuing throughout every room.

The former garage has been expertly converted to create a luxurious family bathroom, complete with beautiful fixtures and fittings, including a built-in TV positioned perfectly above the bath for the ultimate relaxing experience.

The open-plan lounge and dining area delivers an instant wow factor, featuring a fireplace with an inset multi-fuel stove, while doors opening onto the garden create a wonderful flow between indoor and outdoor living.

The kitchen is undoubtedly one of the standout features of the property and is sure to impress. Boasting stunning cabinetry, quartz work surfaces, and a beautiful Rangemaster cooker, perfectly designed for both family life and entertaining.

On the first floor, there are four generously sized double bedrooms, with the superb master bedroom benefitting from its own private balcony overlooking the garden. A contemporary shower room with modern fittings completes the upstairs accommodation beautifully.

Externally, the property continues to impress with a spacious enclosed

driveway finished in tarmac and porcelain, providing ample space for multiple vehicles, or even an RV. The rear garden enjoys a wonderful sense of privacy, bordered by mature trees and shrubs, and features porcelain patio areas alongside well-maintained lawned sections, perfect for entertaining or enjoying peaceful outdoor living.

This is a fantastic opportunity to acquire a truly exceptional home in one of the area's most sought-after locations, offering the perfect balance of comfort, style, and convenience.

## Entrance Hallway



Porcelain floor, double glazed Velux window, radiator.

## Bathroom



Double glazed windows to front and side, double glazed Velux window, vanity unit with inset wash hand basin, bath with shower attachment and built in tv, cupboard housing the Vaillant combi boiler, and gas and electric meters, Porcelain floor, radiator, W.C.

## Open Plan Lounge and Dining Room



Double glazed window to the front elevation and a double glazed Velux window allowing plenty of natural light to flood the room, feature fireplace with inset multi fuel stove, understairs storage cupboard, radiators, porcelain flooring, double glazed patio doors leading to the garden, stairs to the first floor.

## Kitchen



Double glazed windows to the rear and side, range of crafted cabinets with complimentary quartz work surfaces, breakfast bar, Rangemaster cooked with a six plate electric hob, extractor hood, two electric ovens, grill and warming oven, composite sink, Quooker hot water tap, composite sink, integrated dishwasher, plumbing for washing machine and space for dryer, space for American style fridge/freezer, double glazed door to the garden, porcelain floor, radiator.

## First Floor Landing



Access to the loft, carpeted floor.

## Bedroom One



Double glazed window to the rear and patio doors leading onto the balcony, featuring a glass balustrade with artificial grass flooring and enjoying lovely views over the garden, carpeted floor, radiator.

## Bedroom Two



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

## Bedroom Three



Double glazed window to the front,

carpeted floor, radiator, double glazed skylight.

## Bedroom Four



Double glazed window to the front, carpeted floor, radiator.

## Shower Room



Double glazed frosted window to the front, walk in double shower cubicle with thermostatic shower, vanity unit with inset wash hand basin, built in linen cupboard, heated towel rail, extractor fan, W.C.

## Outside



Extensive off-road parking to the front for numerous vehicles, fully gated for added privacy and security, with gates to either side of the property providing access to the rear. Raised flower beds add further appeal to the frontage.

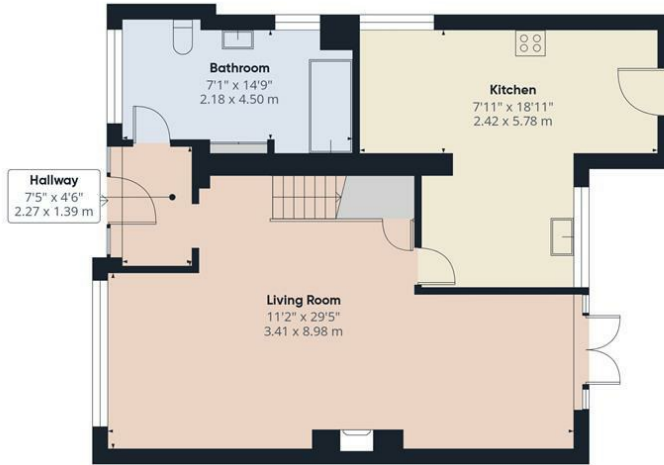
The fully enclosed rear garden enjoys a lovely private outlook, bordered by a variety of mature trees and offering a peaceful setting. Featuring various patio seating

areas, a lawned garden, and an external electric power point, it is perfectly suited for both relaxing and entertaining.

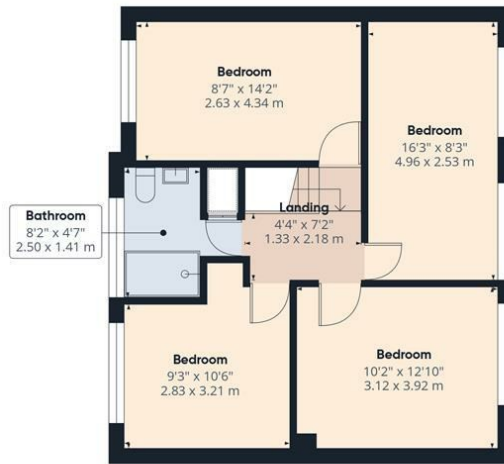
## Useful Information

Tenure Freehold  
Council Tax Band (E) £3,059  
Complete renovation throughout including a new roof and windows.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92-100) <b>A</b>		(82-91) <b>A</b>	
(81-91) <b>B</b>		(65-81) <b>B</b>	
(69-80) <b>C</b>		(55-65) <b>C</b>	
(55-68) <b>D</b>		(48-54) <b>D</b>	
(39-54) <b>E</b>		(21-47) <b>F</b>	
(21-38) <b>F</b>		(1-20) <b>G</b>	
(1-20) <b>G</b>			
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
1378 ft<sup>2</sup>  
128 m<sup>2</sup>

(1) Excluding balconies and terraces

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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