MIGHTYHOUSE
ESTATES

https://www.mightyhouse.co.u

20 Leighton Drive, Lancaster, LA1 5UQ

£279,950

The Property Ombudsman

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This delightful three-bedroom detached family home is perfectly positioned in a wonderful location and within walking distance to the train station and Lancaster city centre, making it ideal for both convenience and lifestyle. The property offers spacious and versatile accommodation throughout, beginning with a welcoming lounge that provides the perfect place to relax and flows into a charming conservatory, a light-filled space that opens onto the garden and creates a lovely connection between indoors and out.

The kitchen is thoughtfully laid out and well equipped, providing plenty of cupboard and worktop space for everyday cooking as well as family meals and entertaining. Its practical design makes it a pleasure to use, with everything close at hand. Just off the kitchen, there's also a handy cloakroom, the perfect addition, offering both convenience and functionality.

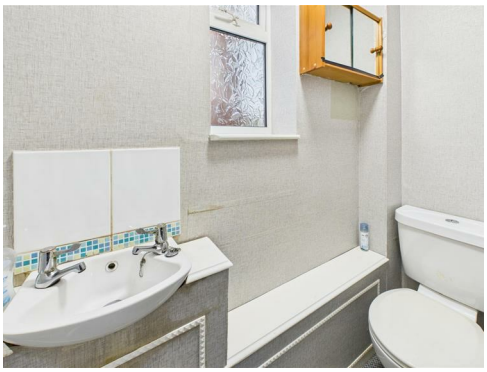
Upstairs, you'll find three comfortable bedrooms, each offering its own unique outlook, along with a well-presented family bathroom.

The true gem of this home, however, is the enchanting garden. Designed with a magical, Japanese-inspired feel, it features a striking pond with a decorative footbridge, surrounded by mature conifers and Japanese maples that bring year-round colour and tranquillity. A paved patio provides the perfect spot for outdoor dining or morning coffee, while the dry storage area to the side of the property adds practicality. With an outdoor tap and thoughtfully landscaped areas, this garden is both functional and utterly captivating, a space to relax, entertain, and enjoy the changing seasons.

Entrance Hallway

Carpeted, charming wooden front door with decorative stained glass detailing, stairs to first floor, under stairs storage cupboard, radiator.

Cloakroom



Double-glazed frosted glass window to the side, radiator, wash hand basin and W.C.

Kitchen

Tiled floor with beautiful floral feature pattern, radiator, frosted glass double-glazed back door, large double-glazed window to rear, range of matching wall and base units, tiled splashback, plumbing for washing machine, space for under-counter fridge/freezer, serving hatch to lounge, Baxi gas boiler, gas hob, electric oven and extractor hood, composite sink.

Lounge/Dining Room

Carpeted, two large radiators, sliding doors to conservatory, large double glazed window to front, large double glazed window to rear, serving hatch from kitchen, electric convector fireplace.

Conservatory

Tiled floor, power sockets and lighting, French doors leading out onto the patio.

First Floor Landing

Carpeted, radiator, double glazed

frosted window to front, storage cupboard housing water cylinder, access to insulated loft (not boarded)

Bedroom One

Carpeted, radiator, double-glazed window to front.

Bedroom Two

Carpeted, radiator, large double-glazed window to rear, two large storage cupboards.

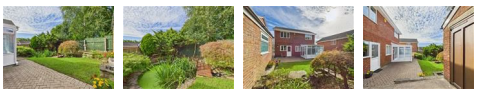
Bedroom Three

Carpeted, radiator, large double-glazed window to the rear, fitted mirrored wardrobes with sliding doors.

Bathroom

Tiled floor, radiator, panelled bath with electric shower, large frosted double-glazed window to front, radiator, wash hand basin and W.C.

Outside



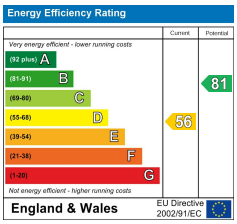
Paved patio area, outdoor tap, beautiful Japanese-inspired garden with feature pond, decorative footbridge over the pond, a mix of mature conifers and Japanese maples, dry storage area to the side of the property.

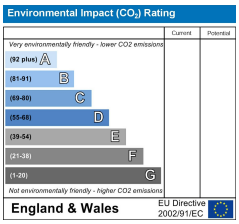
Detached Garage

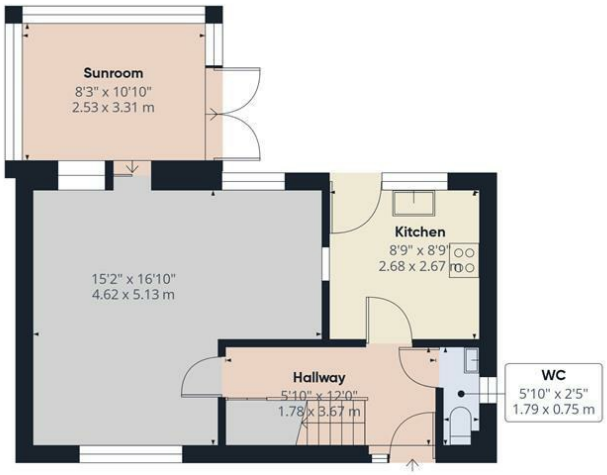
Detached garage with power and light.

Useful Information

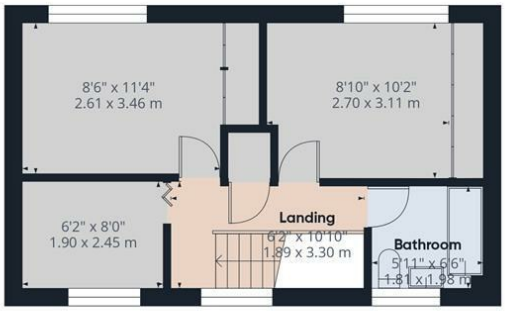
Tenure Freehold
Council Tax Band (C) £2,104.19
No Onward Chain







Ground Floor Building 1

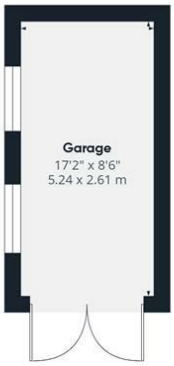


Floor 1 Building 1

Approximate total area[1]

978 ft²

90.8 m²



Ground Floor Building 2

(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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