

# 12 Sandown Road, Lancaster, Lancashire, LA1 4LN



**£450,000**



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Welcome to Sandown Road, a charming and extended five-bedroom detached family home set within the ever-popular Racecourse area of South Lancaster, where every street nods to the heritage of famous horse racing courses.

This particular home stands proudly in a peaceful cul-de-sac, surrounded by a lovely sense of community and with easy access to Booths supermarket, local parks, and a regular bus service into the city. It's a location that perfectly blends convenience with tranquillity.

Inside, the property has been extended to create generous and versatile living spaces. A bright conservatory to the front offers the perfect spot to enjoy a morning coffee, while the spacious lounge provides a comfortable setting for the family to relax and unwind.

To the rear, the extended modern kitchen flows seamlessly into a dedicated dining area, ideal for both entertaining and everyday family meals. A convenient ground-floor cloakroom completes the accommodation.

Upstairs, you'll find three well-proportioned double bedrooms and two additional single rooms, offering flexible space for growing families, guests, or even a home office. The family bathroom serves the upstairs well and is perfect for busy mornings.

Step outside, and the charm continues. To the front, there is off-road parking and a garage. To the rear, a lovely enclosed garden awaits with a blossoming fig tree and a peaceful summerhouse, fully powered and ideal for those working from home, a creative studio, or

even a home gym. The possibilities here are endless.

With no onward chain and space in abundance, this is a rare opportunity to make a forever home in one of Lancaster's most sought-after areas.

### Conservatory

Underfloor heating, door to the cloakroom.

### Cloakroom

Double-glazed window to the front, wash hand basin, radiator, laminate floor, W.C.

### Lounge



Double-glazed patio doors to the conservatory, sandstone fireplace with inset coal-effect gas fire, stairs to the first floor, radiators, double-glazed doors to the dining room.

### Kitchen



Double glazed window to the rear, a

range of crafted cabinets with complementary granite work surfaces, Range master Cooker with a six rings gas hob, extractor hood, two electric ovens and grill, intergrated microwave, plumbing for washing machine and space for dryer, Island and breakfast bar with under storage, ceramic sink, space for fridge/freezer, two radiators, tiled floor, door to the garden and double doors opening onto the dining room.

### Dining Room



Double glazed door to the garden, laminate floor, radiator.

### First Floor Landing

#### Bedroom One

Double-glazed window to the front, with built-in wardrobes, carpeted floor, radiator.

#### Bedroom Two



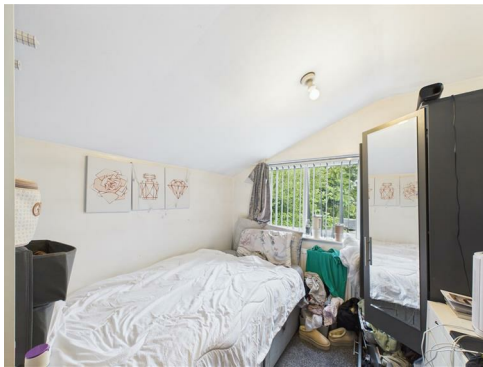
Double-glazed window to the rear, built-in wardrobes, carpeted floor, radiator.

**Bedroom Three**



Double-glazed window to the front, with built-in wardrobes, carpeted floor, radiator.

**Bedroom Four**



Double-glazed window to the rear, carpeted floor, radiator.

**Bedroom Five**



Double-glazed window to the rear, carpeted floor, radiator.

**Bathroom**



Double-glazed frosted window, jacuzzi bath with thermostic shower, underfloor heating, vanity unit with inset wash hand basin, heated towel rail, tiled floor, W.C.

**Garage**

Electric up and over door, power and light, gas and electric meters, Vaillant combi boiler.

**Outside**



Off-road parking to the front for up to three vehicles, alongside a lawned area bordered by mature trees, including a fig tree. There is access to the garage and a side gate leading to the rear garden.

The rear garden is fully enclosed and wonderfully private, featuring a lawn area, fig trees, a palm, and a cherry tree. Additional highlights include access to the garage, a charming summerhouse, and an outdoor water tap—making this a

truly peaceful and well-appointed outdoor space.

**Summer House**



A versatile summer house, fully insulated with a quality laminated floor, complete with power and lighting—ideal for use as a home office, gym, creative studio or relaxing retreat.

**Useful Information**

NO Chain

Tenure Freehold

Council Tax Band (D ) £2,408

Vaillant Combi Boiler New In 2020

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>		(0-10) <b>A</b>	
(81-91) <b>B</b>		(11-20) <b>B</b>	
(69-80) <b>C</b>		(21-30) <b>C</b>	
(55-68) <b>D</b>		(31-40) <b>D</b>	
(39-54) <b>E</b>		(41-50) <b>E</b>	
(21-38) <b>F</b>		(51-60) <b>F</b>	
(1-20) <b>G</b>		(61-70) <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	



