

# 98 Hest Bank Lane

Slyne, Lancaster, Lancashire, LA2 6AH

# £235,000



Have you been searching for a quaint little bungalow in a more rural setting? 98 Hest Bank Lane is a wonderful home near the village of Slyne with Hest. Extended off the back to create a dining area and master bathroom this two-bedroom home also offers a fabulous garden with a vegetable patch. To arrange a viewing please contact our office.

## A brief description



## Key Features

- Extended Semi Detached Bungalow
- Two Bedrooms
- Two Reception Rooms
- Three Piece Bathroom
- GCH & Double Glazing
- Private Driveway
- Mature Gardens with Vegetable Patch
- Boarded Loft Space
- This is a Freehold Property

## Welcome to Hest Bank Lane

Hest Bank is a sought-after village set approximately 4 miles north of Lancaster and on the edge of Morecambe Bay. It's noted for its greenery and individually designed homes. Visitors often comment on the tree-lined streets and the beauty of the area. Hest Bank has lots to offer. To start with there is a sought-after primary school, ideal for families with young children. There are pleasing walks along the canal and nobody can forget the walks along The Shore looking out over Morecambe Bay. This village still has a parade of shops. There are great local dining pubs close by.





2



2



1



D



## About this Home

The main living area for the home has a pleasing aspect looking out over the front garden with a mature hedge offering privacy from the roadside. Between the lounge and the dining room is the kitchen which has been fitted with a great range of built-in storage units for all your bits and pieces. As you would expect there is space for all your white goods and also room for a cooker. The splashbacks have been tiled for ease of cleaning as has the floor and there is open access through to the dining room. To the far end of the home is the dining room which was an extension dating back to 1997. This room has also been well presented and has ample space for a generously sized dining table where you can sit and enjoy your evening meals. There is also a pleasing aspect to this room as you look out over the private rear garden and there is a double-glazed door that provides access to the outside space.

The master bedroom is a great-sized double room that has been decorated in soft, neutral tones. This room has all the space you would expect to fit in all your furniture. Buyers will find that the second bedroom room is to the front of the home adjacent to the living room. The bathroom has been fitted with a three-piece suite comprising of a paneled bath, hand wash basin, and low flush WC. To the front of the home, you will see that there is off-road parking available for one car on the block paved driveway which continues down the side of the home and round to the rear garden. There is also a well-maintained garden area with mature shrubs and plants along with hedged boundaries offering privacy from the roadside and neighboring homes.

To the rear, there is a paved seating area to the top end which then leads to a well-maintained lawned area with planted beds. This then leads you down to the far end where there is a vegetable plot, there is space for a greenhouse also. The rear garden is a private space that will enjoy sunshine all afternoon.

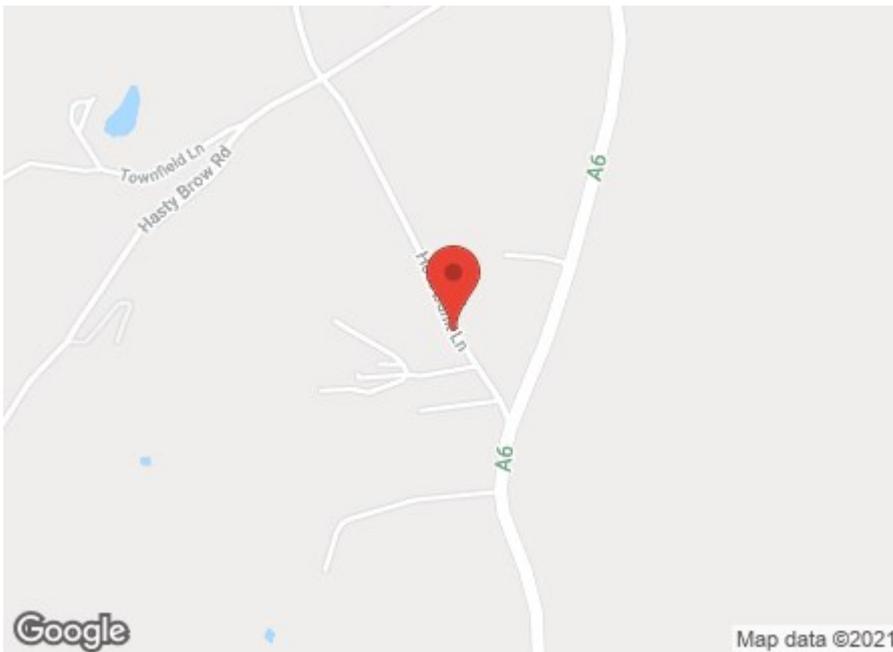
## Useful Information

- This character home dates back to 1922
- The property was extended in 1997 creating the 2nd reception room
- The Vaillant condensing boiler was newly installed in 2011. It has been serviced annually
- Council tax band is B
- The bungalow is fully uPVC double glazed
- There is a vegetable plot to the rear of the garden

## What we like

*Custom Text*





## Extra Information

66 Market Street, Lancaster, Lancashire, LA1 1HP

t: 01524 843322 e: sales@jdg.co.uk w. www.jdg.co.uk

**jdg**  
sales & lettings