



## Slyne

**£255,000**

15 Shady Lane, Slyne, Lancaster, LA2 6JL

Welcome to this charming and recently renovated semi-detached bungalow located in the picturesque village of Hest Bank! 15 Shady Lane has recently been updated and transformed into a bright and stylish home the perfect blend of comfort, convenience, and style, making it a must-see, you won't be disappointed!

### Quick Overview

Bright Semi-Detached Bungalow  
Two Bedrooms, Two Reception Rooms  
Recently Updated and Upgraded with Potential  
to extend into the Loft (subject to consents)  
Stylish Kitchen & Bathroom  
Garage & Off Road Parking  
Village Location  
Close to Amenities & Primary School  
Easy to Maintain Garden  
Conservatory  
Ultrafast 1000Mbps\* Broadband



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Ultrafast  
Broadband



Driveway, Off  
Road Parking &  
Garage

Property Reference: C2273





Living Room



Kitchen Diner



Kitchen Diner



Bedroom One

**Location** Welcome to the picturesque village of Hest Bank, nestled in the heart of Lancashire's stunning countryside. This charming coastal village offers visitors a warm and friendly welcome, with a variety of activities and attractions to suit all tastes.

Located on the shores of Morecambe Bay, Hest Bank is the perfect destination for those seeking a tranquil getaway. Take a stroll along the scenic promenade and breathe in the fresh sea air while admiring the stunning views of the Bay.

Hest Bank is home to a range of local businesses and amenities and for those looking for a cultural experience, the nearby cities of Lancaster and Morecambe offer a wealth of museums, art galleries and historical landmarks to explore.

Come and experience the beauty and charm of this delightful village for yourself!

**Property Overview** Welcome to this charming home located in the picturesque village of Hest Bank!

Step through a new composite front door into the entrance hallway which has space for storing shoes or a console table and features a cupboard for hanging outdoor clothing. Into a bright and spacious living room providing the perfect setting for relaxation after a long day.

From the living room into the inner hallway you will find the kitchen to the front of the property.

The stylish kitchen features a range of wall and base units with complementary surfaces and tiling, Franke composite one and a half bowl sink and cupboard housing the Exclusive gas boiler. Appliances include Beko freestanding electric oven, grill and 4 ring electric hob with extractor over, space and plumbing for a washing machine and space for an upright fridge freezer.

Returning to the inner hallway you will find the sleek and modern family bathroom with a P shape bath with shower attachment and additional rainfall shower, inset vanity hand wash basin and W.C., with storage units, complementary tiling and ladder towel radiator.

Both bedrooms are located at the rear of the property, both bright and welcoming with views over the rear garden, bedroom one has the addition of inbuilt fitted wardrobes and bedroom two leads to the conservatory.

You'll love the delightful conservatory, which is the ideal space for enjoying your morning coffee or reading your favorite book while basking in the sunlight.



With a boarded loft space with pull down ladder, this area could be extended to provide additional living spaces if so desired, subject to the usual consents.

15 Shady Lane is the ideal location close to the village primary school makes it a perfect choice for families with young children or those looking for one level living.

**Outside** The easy to maintain front garden is designed to offer maximum curb appeal with minimal maintenance required, ensuring that you can enjoy a beautiful garden all year round without any hassle. Whether you're a seasoned gardener or just starting out, this space is perfect for those who want to enjoy the beauty of nature without the hard work.

The rear garden is complete with a charming patio and ample seating space. This outdoor oasis is perfect for enjoying warm summer evenings with family and friends. As you step out onto the patio, you'll be greeted by a laid lawn space, providing room for outdoor activities and relaxation.

**Garage & Parking** This home also comes equipped with a convenient garage and off-road parking, providing ample space for your vehicles and storage needs. The garage has light, power and pedestrian access from the garden.

**What3words** ///places.bins.hospitals

**Accommodation (with approximate dimensions)**

**Living Room** 15' 8" x 11' 10" (4.78m x 3.61m)

**Kitchen** 14' 4" x 11' 3" (4.37m x 3.43m)

**Conservatory** 10' 6" x 7' 2" (3.2m x 2.18m)

**Bedroom One** 11' 11" x 11' 10" (3.63m x 3.61m)

**Bedroom Two** 11' 2" x 8' 8" (3.4m x 2.64m)

**Garage** 24' 2" x 10' 2" (7.37m x 3.1m)

**Property Information**

**Services** Mains gas, water, drainage and electricity.

**Tenure** Freehold. Vacant possession upon completion.

**Council Tax Band C - Lancaster City Council**

**Viewings** Strictly by appointment with Hackney & Leigh Camforth Office

**Energy Performance Certificate** The full Energy Performance Certificate is available on our website and also at any of our offices.



Bedroom Two



Bathroom



Conservatory



Rear Garden

# Slyne, Lancaster, LA2

Approximate Area = 1045 sq ft / 97.1 sq m (includes garage)

For identification only - Not to scale



**GROUND FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Hackney & Leigh. REF: 965819

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