



 36C Lindeth Road



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Silverdale, Carnforth, LA5 0TX

Welcome to this magnificent home, built by the current vendors with comfort and practicality in mind, portraying a wealth of contemporary features from solid engineered oak wood floors to underfloor heating, offering an open plan living/dining area, kitchen, utility and shower room to the ground floor and three double bedrooms and two bathrooms to the first floor.

If you're looking for a spacious, modern and practical forever home, 36C Lindeth Road has plenty on offer! Great for families or those looking to live within an Area of Outstanding Natural Beauty with close access to transport links and the local amenities Silverdale Village has to offer.

Quick Overview

- Marvellous Detached Home
- Three Bedrooms & Three Bathrooms
- Open Plan Living-Dining Area
- Bespoke Fitted Kitchen & Utility
- Built & Designed by the Current Vendors
- High Specification Throughout
- Wrap Around Garden
- Off Road Parking & Double Garage
- Close to Local Amenities
- Ultrafast 1000 Mbps Broadband Available*





Location

Nestled within the heart of Lancashire, the picturesque village of Silverdale beckons you with its idyllic charm and captivating beauty. Steeped in history and surrounded by breathtaking natural landscapes, Silverdale offers a lifestyle that is truly one-of-a-kind.

Silverdale is an Area of Outstanding Natural Beauty (AONB) renowned for its unspoiled coastline, rugged limestone cliffs, and pristine woodlands, making it a haven for nature enthusiasts and outdoor adventurers. The village also boasts a range of amenities including a well-regarded primary school, two churches, village hall, shops, post office, golf club, Indian restaurant and a choice of three pubs. The train station also provides regular commutes into the City of Lancaster and Manchester and the M6 is just a 15 minute drive away.

Discover the beauty, history, and warmth of Silverdale village – a place where community thrives, nature beckons, and a truly special way of life awaits you. Embrace the opportunity to become a part of this enchanting community, where every day feels like a retreat in the heart of Lancashire's finest countryside.



Entertaining Space

Step through the door into the open plan living-dining area, a glorious space ideal for hosting family and friends for special occasions where solid engineered oak wood floor flows effortlessly and sliding doors lead into the garden.

The living room to the right enjoys a multifuel stove, perfect for cosying down on those cooler evenings with floor to ceiling window and sliding doors with electric blinds opening out into the garden. With dual aspect windows with feature gable window and Velux windows above, this space is light and bright creating a spacious, welcoming feel to enjoy all year round.

Specifications

Living Area
21' 05" x 15' 09" (6.53m x 4.8m)

Dining Area
19' 04" x 8' 04" (5.89m x 2.54m)





Wine & Dine

Specifications

Kitchen
15' 10" x 21' 00" (4.83m x 6.4m)

Utility Room
7' 08" x 21' 00" (2.34m x 6.4m)



To the left is the attractive kitchen, boasting a centre island unit with Quartz worktop, integrated wine cooler and seating providing a great additional dining space. Well-fitted with wall and base units, double sink with drainer and mixer tap, the kitchen benefits from integrated appliances including two Neff ovens and a microwave, Smeg five ring gas hob with extractor over and a Bosch dishwasher. Completing the space is the complementary porcelain tiled floor which flows into the shower room and utility.

The shower room is a great additional space comprising a shower cubicle, hand wash basin, W.C. and storage units. Following along, you will find the utility/boot room; a great space for hanging coats and kicking off muddy boots with base units, double sink with drainer as well as plumbing for a washing machine and space for a drier with a side door leading onto the patio with log store and greenhouse. From the utility, you can also access the double garage via a fire door which houses the boiler with light, power and complete with twin secure insulated electric doors.

The Master Suite

Back into the living space, follow the solid oak wood staircase to the first floor landing, offering a great study area with fitted cupboards where the wooden floor continues, providing access to the three double bedrooms and family bathroom.

Bedroom one to the right is a wonderful master suite, offering generous space for a double bed and additional furniture to suit with tilt and slide patio doors opening onto a Juliet balcony, also benefitting from a dressing room with open shelves and hanging space. The three piece en suite comprises a walk in shower, hand wash basin, W.C. and heated ladder towel radiator with complementary tiled floor.

Specifications

Study Area

3.10m x 4.14m (10'2" x 13'7")

Bedroom One

15' 04" x 13' 07" (4.67m x 4.14m)

Dressing Room

8' 08" x 7' 00" (2.64m x 2.13m)





Bedrooms Two & Three

Specifications

Bedroom Two

16' 07" x 10' 04" (5.05m x 3.15m)

Bedroom Three

16' 07" x 10' 04" (5.05m x 3.15m)

Follow the landing along to bedroom two and three, both well-proportioned double rooms with ample space for additional furniture and enjoying full height windows to the front aspect, allowing plenty of light to floor the first floor and enhance the feeling of space to this generous home. Finally, the family bathroom comprises a Victoria Albert bath, walk in shower, low level W.C. and hand wash basin, completed with complementary part tiled walls and floor and a heated ladder towel radiator.







Outside and Parking

Specifications

Double Garage
5.99m x 6.50m (19'8" x 21'4")

A wrap around garden offers a limestone pavement with raised beds to the right and space for outdoor seating with potted plants and spot lights providing evening lighting. The shed provides great additional storage with the benefit of light and power, as well as three outside sockets located to either side of the garden and in the front garden the added benefit of outdoor WIFI, creating a great social space to enjoy all year round.

Driveway offering ample parking for multiple vehicles, with EV charging point along with a double garage with electric doors, light and power for great additional storage and parking.

Important Information

Services:

Mains gas, water and electricity. Underfloor heating to both the ground & first floor. Private Package Treatment Plant for drainage.

Energy Performance Certificate:

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

Council Tax Band :

Lancaster City Council - E

Tenure:

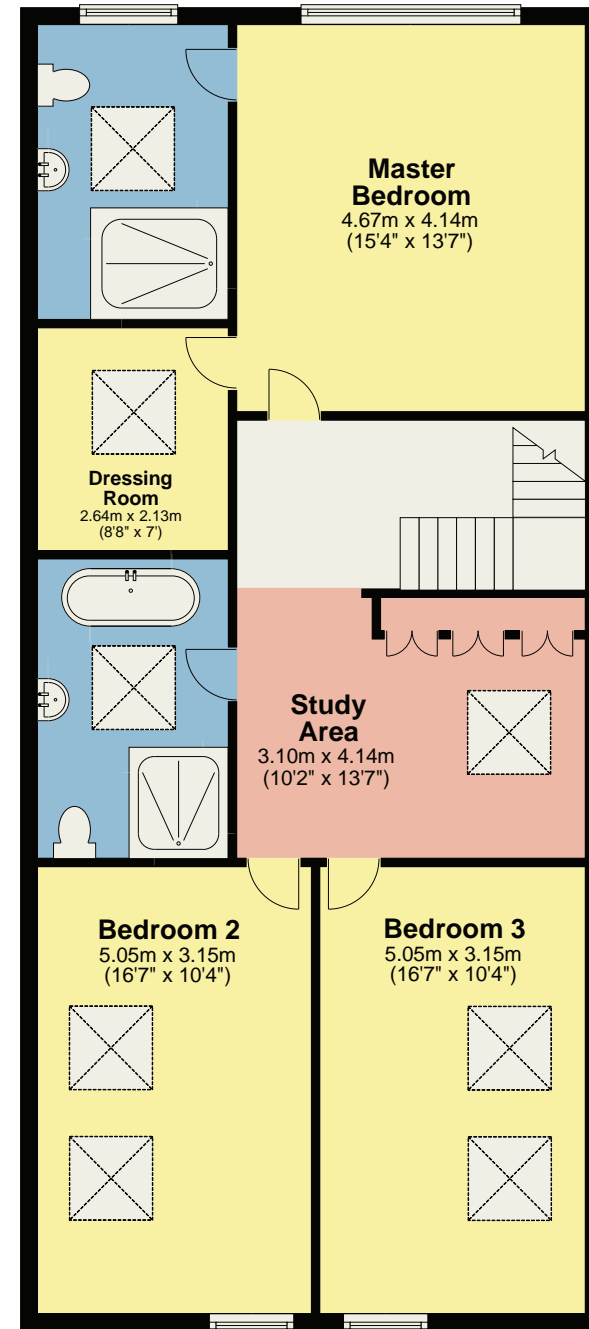
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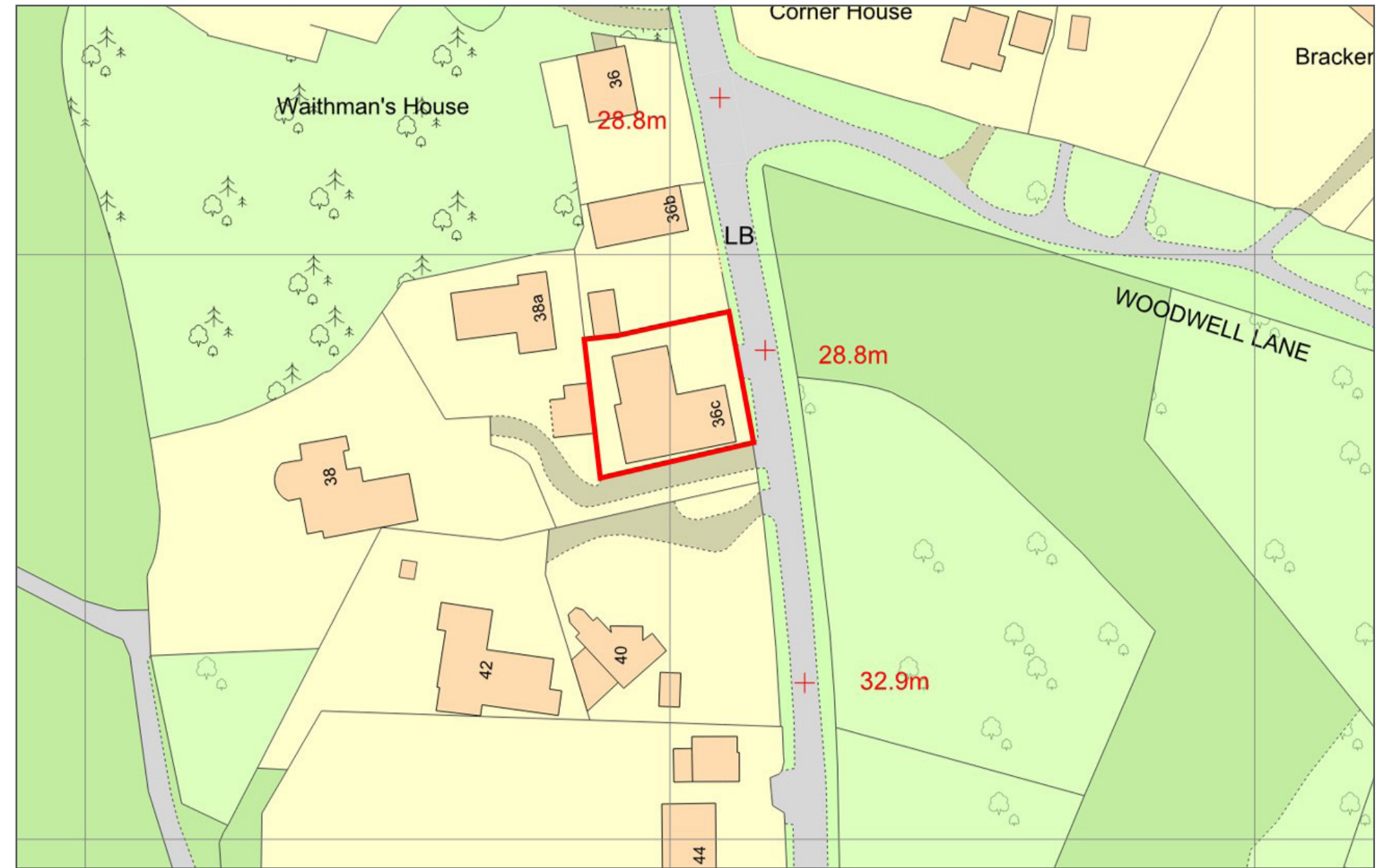
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Ground Floor



First Floor



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