



375 Bowerham Road, Lancaster  
£400,000









## 375 Bowerham Road

Lancaster, Lancaster

Impressive 3 bed detached house in South Lancaster with modern design. Features spacious kitchen diner, stylish lounge with wood burner, master en-suite, landscaped garden with Indian stone flagging, garage and driveway. Council Tax band: D

Tenure: Freehold

- Detached House
- 3 Bedrooms, Master En-Suite
- Kitchen Diner
- Lounge w/ Wood Burner
- 2 Sets of French Doors
- Garage & Driveway
- Landscaped Garden
- Sought After Development
- South Lancaster Amenities
- Transport & Travel Links









### Location

Bowerham is a well established residential area of south Lancaster which has long been popular with families. The location is perfect for families and professionals as it enjoys great travel links with the M6 Jct 33 being a convenient drive away. The university is also very accessible by both the 'back roads' and the nearby cycle path, plus there is easy access to the city centre from the south side. You don't have to travel far though as all life's essentials are close by with the local shops and post office at Bowerham and a nearby Booths supermarket. There are fantastic local schools both primary and secondary and both Grammar Schools and Ripley, rated by Ofsted as Outstanding, are easily reached.

### Welcome Home

A beautifully designed, modern detached home, perfect for families and professionals. The front door opens to a central hallway with gallery style landing above. There is a feature window with plantation style, white shutters on the stairs. Both front windows also have plantation style shutters. Karndean flooring in a warm dark wood tone makes the perfect complement to the fresh, bright décor. There is a ground floor cloakroom and solid wooden doors open to the ground floor rooms and the under stair storage cupboard.

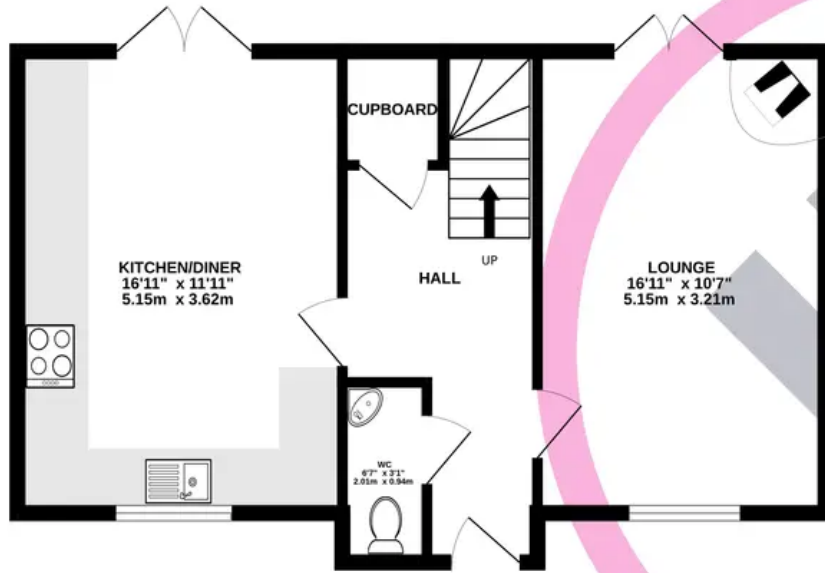


### Living Accommodation

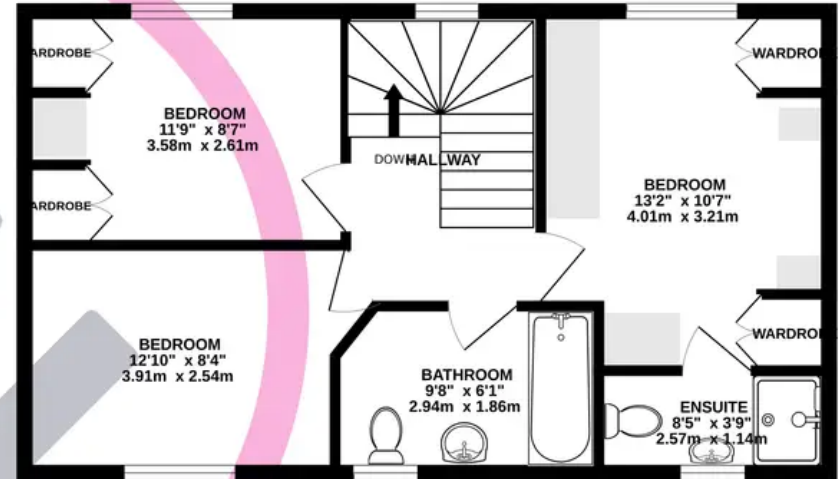
There are two sets of French Doors opening to the landscaped rear garden making the ground floor living areas light and bright. This house has so many individual features and upgrades from new. The lounge is large and relaxing, having French Doors at the rear and a front window make for the perfect space to relax or unwind in the evenings. The addition of a modern wood burning stove creates a stylish focal point. The kitchen diner has integrated Smeg appliances including a dishwasher, washer dryer and double oven. The induction and over head extractor hood are both Caple. The solid, sparkle top work top complements the grey, slow close cabinets which include deep pan drawers. The kitchen diner has a



**GROUND FLOOR**  
508 sq.ft. (47.2 sq.m.) approx.



**1ST FLOOR**  
497 sq.ft. (46.2 sq.m.) approx.



**TOTAL FLOOR AREA : 1006 sq.ft. (93.4 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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