

**4 Bed
House - Detached
located in**

Jennings
estate agents

22 St. Johns Grove

Heysham

LA3 1ET



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Asking price £525,000

Jennings Estate Agents are excited to introduce this wonderful and individual detached family home. The current owners have done a fantastic job upgrading the property internally and externally. Ideal for a large family who require space and versatile living. St John's Grove is a quiet and popular residential area, and is close to the promenade, bus routes and schools.

The property features; large entrance hallway, with access leading to the main reception room and home office/bedroom. The kitchen is located to the rear of the property, and benefits from integrated appliances and breakfast bar. Open plan to the sitting room, with bi-folding doors which lead onto the rear garden. Large utility room with space for a washing machine and tumble dryer. Porch to the side, giving access to the cloakroom/WC, and steps leading down to the cellar. To the first floor are four good sized bedrooms, family bathroom suite and a separate three piece shower room.

Externally the property has a sizable garden to the front and driveway to the side, providing ample off road parking leading to the single garage. Enclosed landscaped rear garden with a large decking area, laid lawn and steps leading to a second patio area, which is ideal for a hot tub.

Viewings are highly recommended, so please contact the office on 01524 926007, or email us on office@jeagent.com

Entrance Hallway

Grand entrance hallway with wooden flooring and coving to the ceiling. Stairs leading to the first floor landing. Two double glazed windows.

Lounge

16'7" x 15'3"

(into bay)

Two double glazed bay windows to the front and side aspect. Wood burner with a brick surround and tiled hearth and coving to the ceiling.

Office / Bedroom

10'1" x 8'11"

Double glazed bay window and double radiator.

Kitchen

13'3" x 14'6"

Modern fitted kitchen with a range of wall and base units, with contrasting work surface, breakfast bar and one and a half stainless steel sink unit. Neff electric oven, Neff Grill, Neff 6 ring induction hob and extractor fan. Integrated fridge and freezer. Designer radiator. Downlights. Double glazed uPVC patio door leading to the rear garden. Open plan to the sitting room, and access leading to the utility room.

Sitting Room

13'3" x 16'10"

Double glazed uPVC bi-fold doors. Double glazed uPVC window to the side. Wall mounted gas fire. Designer radiator.

Utility Room

7'3" x 10'6"

Fitted kitchen with a range of wall and base units, with contrasting work surface and sink unit. Space for a washing machine and tumble dryer. Double radiator and downlights. Double glazed uPVC window and uPVC door leading to-

Side Porch

Double glazed uPVC windows and uPVC entrance doorway. Access leading to the cloakroom/WC, and stairs leading down to the cellar.

Cloakroom / WC

Two piece suite comprising; wash hand basin and low level WC. Double glazed uPVC window to the side and rear aspect. Downlights.

First Floor

First Floor Landing

Double glazed uPVC window to the front aspect. Radiator.

Master Bedroom

13'9" x 14'

Double glazed uPVC window to the front and side aspect. Double radiator. Coving to the ceiling.

Bedroom Two

13'9" x 13'6"

Double glazed uPVC bay window and uPVC double glazed window to the rear. Double radiator. Coving to the ceiling.

Bedroom Three

10'7" x 12'7"

Two double glazed windows to the rear and double glazed window to the side. Radiator. Coving to the ceiling.



Bedroom Four

10'7" x 8'2"

Double glazed uPVC window, double radiator and coving to the ceiling.

Family Bathroom

Modern three piece suite comprising; bath with an overhead shower, wash hand basin and low level WC. Double glazed uPVC window to the rear aspect. Storage cupboard, radiator and tiled flooring.

Shower Room

Modern three piece suite comprising; double shower cubicle, wash hand basin and low level WC. Double glazed uPVC window to the side aspect. Storage cupboard. Tiled walls and flooring. Downlights.



Lower Ground Floor

Cellar

18'1" x 21'3"

Sink, power and light.


Exterior

External

Private front garden with a laid lawn, high hedge, flowerbed and paved pathway leading to the main entrance. Long driveway to the side leading to the single garage. Enclosed rear garden with a large laid lawn area, decking and paved patio. Steps leading upwards to a second patio area. The currently owners use the space for their hot tub.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

EPC Rating: D
Council Tax Band: F

DIRECTIONS

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