



Booth Gardens

Lancaster





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ESTATES.



Booth Gardens



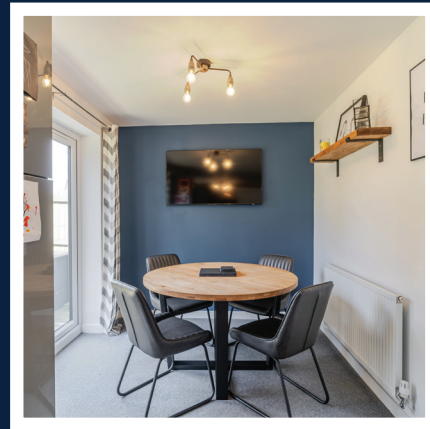
Perfectly positioned on the edge of Lancaster's vibrant city centre, this beautifully presented four-bedroom detached home offers everything a growing family could need — generous living space, modern finishes, and a fantastic location for both convenience and lifestyle.

Set in the desirable Booth Gardens development, this home begins with a welcoming entrance porchway, ideal for kicking off muddy boots after an

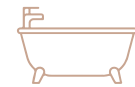
afternoon exploring the nearby cycle paths or Freeman's Woods!

Location-wise, this home couldn't be better placed. Just a short stroll from Lancaster city centre and the train station, you'll have shops, schools, parks, and restaurants all within easy reach. Plus, you're moments from the picturesque quay, perfect for weekend walks or bike rides along the nearby cycle track.

This is a home that truly ticks all the boxes — stylish, spacious, and situated in one of Lancaster's most family-friendly areas. Ready to move into and enjoy, it's one not to miss.



4 BEDS



3 BATHS

- Set in the desirable Booth Gardens development.
- Just a short stroll from Lancaster's vibrant city centre.
- Generous family home with four good-sized bedrooms.



Take a closer look...

Property Type:

Detached

Square Footage:

1235.2 sqft

Council Tax Band:

D

EPC Rating:

C

Tenure:

Freehold

Why Lancaster?



Lancaster is a historic City with a vibrant bar culture. The accessibility to the m6 makes the perfect place to settle in a semi rural community with a plethora of local amenities and attractions on your doorstep. There are many excellent schools on the doorstep and the location of the local hospital and University attracts many academics to the area.

Lancaster's historic castle offers guided tours through preserved courtrooms and prison cells, providing insights into the legal and penal history of the 18th and 19th centuries. For a tranquil experience, consider driving or cycling through the scenic, isolated landscapes of the Trough of Bowland. Wildlife, picturesque stops like Dunsop Bridge, and peaceful picnics await you here. If you fancied an evening stroll into town, the Dukes Theatre/Cinema and cafe bar is a welcoming choice.

Explore the serene Lancaster Canal on luxury narrowboat cruises. Enjoy lush wildlife, scenic routes, and nearby eateries while meandering through town centres and countryside.



The Garden



Outside, the rear garden is a great size and ideal for playtime, gardening, or simply relaxing in the sunshine. Off-street parking to the front adds extra practicality for family life.



Garage



Parking



Garden



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The Bedrooms



Upstairs on the first floor are three good-sized bedrooms, offering plenty of flexibility for children, guests, or even a home office.

The master suite occupies the entire top floor, offering a peaceful sanctuary with its own en suite shower room and smart built-in storage solutions — the perfect retreat after a long day.



Kitchen & Dining Room



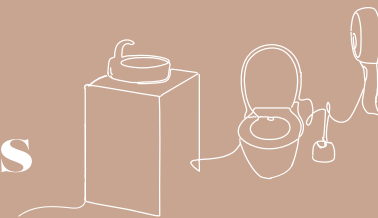
To the rear, the heart of the home awaits — a bright and airy open-plan kitchen diner, perfect for everyday family life and entertaining. Modern fittings, ample worktop space, and patio doors that open straight onto the rear garden make this space feel instantly warm and inviting.

Whether it's breakfast with the kids or summer barbecues with friends, this space is ready to host it all. Just off the kitchen, part of the garage has been cleverly converted into a utility room — a brilliant bonus for busy households.





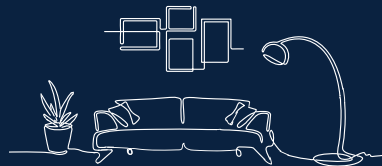
The Bathrooms



Alongside the master en suite on the top floor and a handy downstairs WC, on the first floor there is an additional stylish family bathroom fitted with everything a modern family needs.



The Lounge

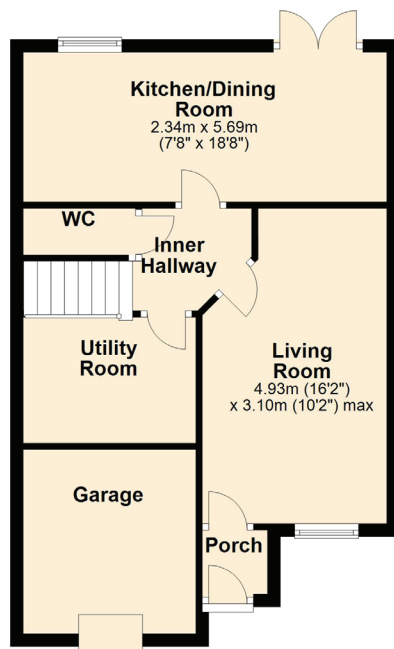


Step inside and you'll find a cosy yet stylish living room, complete with elegant feature panelling — a lovely space to relax together as a family.

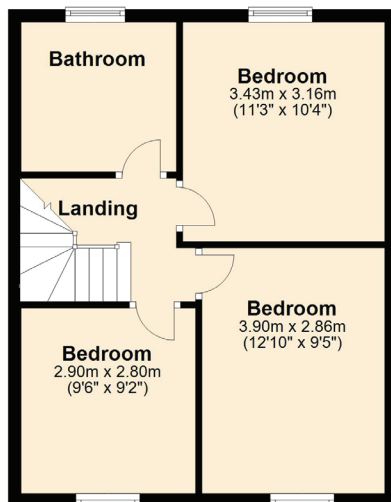


Ground Floor

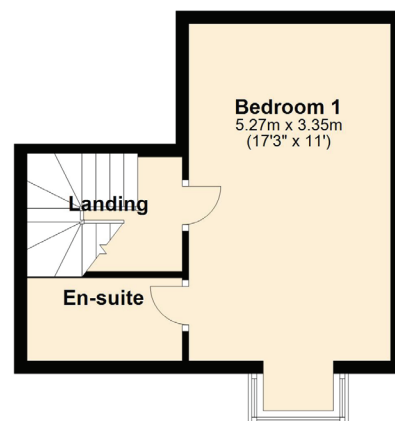
Approx. 46.3 sq. metres (498.6 sq. feet)


First Floor

Approx. 42.3 sq. metres (455.4 sq. feet)


Second Floor

Approx. 26.1 sq. metres (281.2 sq. feet)


Total Area: 114.8 sq. metres (1235.2 sq. feet)


About Lune Valley Estates

Nestled in the heart of the breath-taking Lune Valley we are a professional independent agency specialising in luxury property. We understand the significance of moving home and that both selling your existing home and finding the next one is as much financial as it is emotional. We combine local expertise, a strong network of partners and a proactive approach to ensure you have the best possible experience and can begin the next chapter with excitement.



“Honesty, integrity, and client care are fundamental values stitched into the fabric that makes Lune Valley Estates and we make them a part of everything we do.”





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