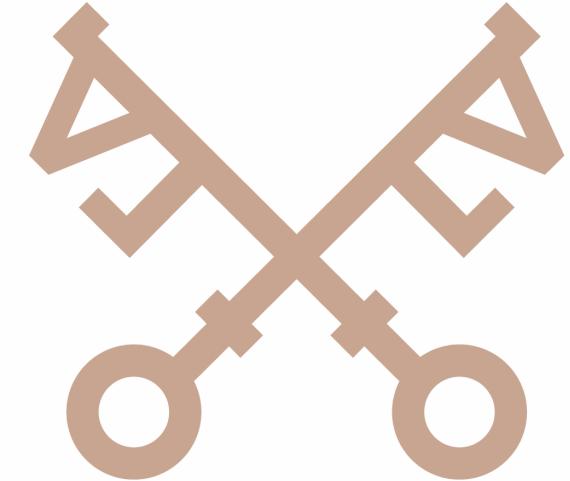




5 Langton Close
Lancaster

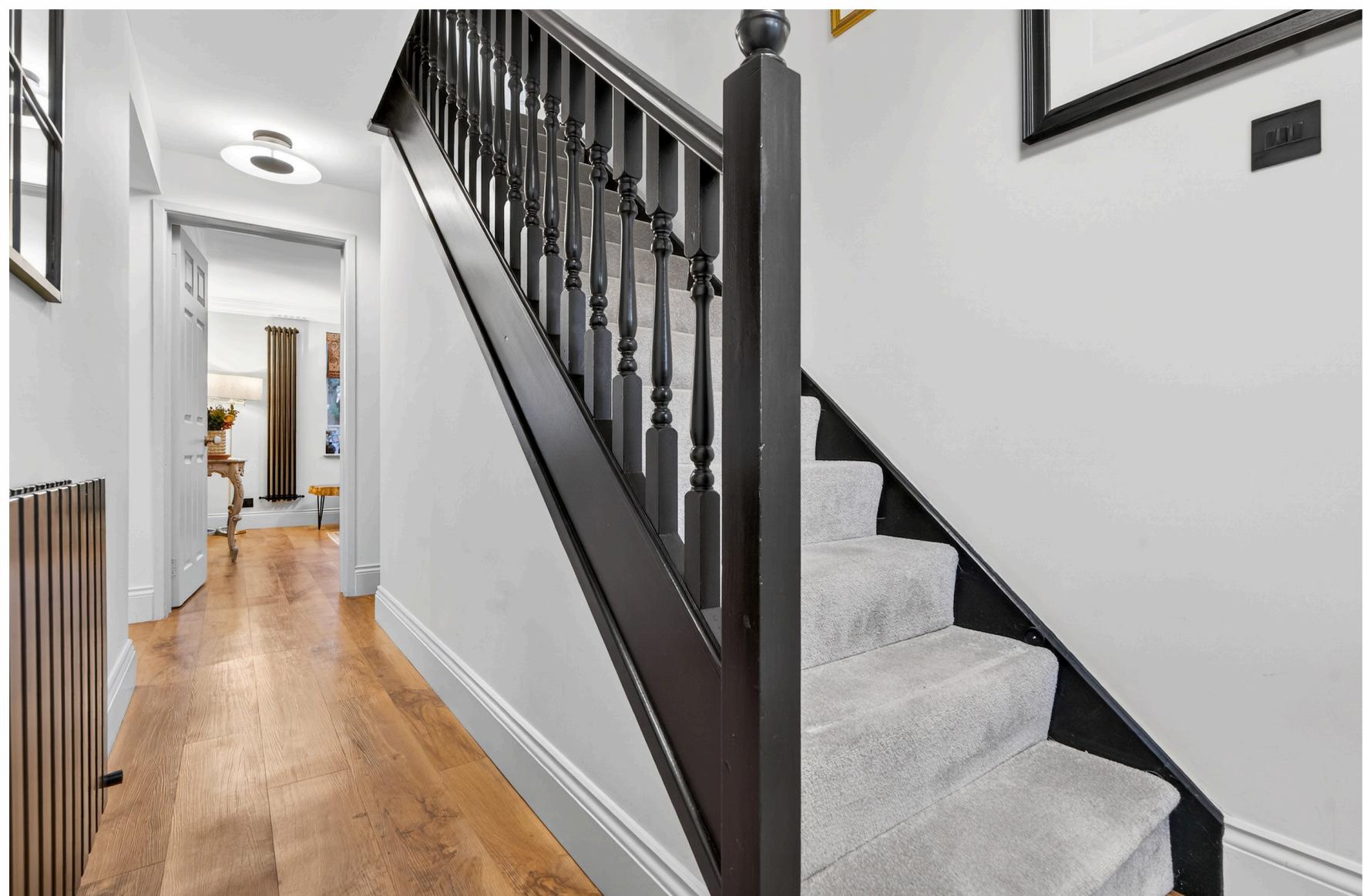
 lunedvalley
ESTATES.

5 LANGTON CLOSE, LANCASTER



Tucked away on a peaceful residential close just outside Lancaster city centre, this detached family home offers space where it matters, layout that makes everyday life easier, and a location that means school runs, commutes and food shops don't require military-level planning. From the outside, the home makes a strong first impression. The driveway provides generous off-road parking (goodbye awkward parallel parking battles), while the integrated garage adds practicality for bikes, tools, storage or that "temporary" gym equipment that somehow becomes permanent. Step through the front door and you're greeted by a bright, welcoming hallway that immediately gives a sense of flow and proportion. There's space to drop coats, kick off shoes and still walk through without bumping elbows — a surprisingly underrated luxury.

The kitchen and dining space is where this home really earns its keep. Stylish, modern and thoughtfully designed, it manages to feel contemporary without being cold, practical without being rudimentary! Sleek cabinetry, generous worktops and integrated appliances make cooking feel less like a chore and more like a lifestyle upgrade. There's room for breakfast chaos, after-school snacks, late-night tea-making and hosting friends who mysteriously appear just as dinner is ready. Flowing directly from here is the conservatory, a genuinely usable extension off the living space rather than a forgotten glass box. Flooded with natural light and overlooking the garden, this is the ideal spot for morning coffee, evening wind-downs or supervising children while pretending to read a book.



 **lunevalley**
ESTATES.



Property Type:

*Detached
House*

Square Footage:

1330^{sqft}

Council Tax Band:

D

EPC Rating:

C

Tenure

Freehold

Take a closer look...

Why Lancaster?

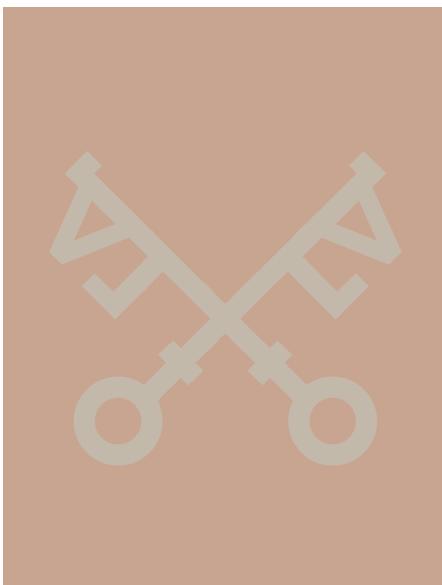
LANGTON CLOSE IS IDEALLY POSITIONED FOR FAMILIES SEEKING EVERYDAY CONVENIENCE WITHOUT COMPROMISING ON PEACE AND QUIET. A STRONG SELECTION OF WELL-REGARDED SCHOOLS IS WITHIN EASY REACH, INCLUDING LANCASTER ROYAL GRAMMAR SCHOOL, RIPLEY ST THOMAS CE ACADEMY, OUR LADY'S CATHOLIC COLLEGE AND A RANGE OF POPULAR LOCAL PRIMARY SCHOOLS. DAY-TO-DAY ESSENTIALS ARE EFFORTLESSLY COVERED BY NEARBY SHOPS, SUPERMARKETS AND AMENITIES, WHILE LANCASTER CITY CENTRE IS JUST A SHORT DRIVE AWAY, OFFERING INDEPENDENT CAFÉS, RESTAURANTS, SHOPS, THEATRES AND CULTURAL ATTRACTIONS SUCH AS LANCASTER CASTLE AND THE RIVERSIDE—PERFECT FOR RELAXED WEEKENDS OR SPONTANEOUS COFFEE DATES. THE AREA IS ALSO HIGHLY COMMUTER-FRIENDLY, WITH LANCASTER RAILWAY STATION PROVIDING DIRECT WEST COAST MAIN LINE SERVICES TO MANCHESTER, PRESTON, BIRMINGHAM, LONDON EUSTON AND GLASGOW, ALONGSIDE QUICK ACCESS TO THE M6 VIA JUNCTIONS 34 FOR STRAIGHTFORWARD TRAVEL ACROSS THE NORTH WEST.

5 Langton Close, Lancaster



THE REAR GARDEN OFFERS SOMETHING INCREASINGLY RARE: A SPACE THAT FEELS GENUINELY PRIVATE, PRACTICAL AND DESIGNED FOR EVERYDAY LIVING. A RAISED DECKING AREA FORMS AN IDEAL SETTING FOR SUMMER BARBECUES, EVENING DRINKS OR RELAXED WEEKEND LOUNGING, WHILE THE LAWN PROVIDES A SAFE AND VERSATILE PLAY AREA FOR CHILDREN AND PETS. MATURE PLANTING ADDS A SENSE OF GREENERY AND PRIVACY WITHOUT DEMANDING HIGH MAINTENANCE, CREATING A GARDEN THAT WORKS JUST AS WELL FOR HOSTING FRIENDS AS IT DOES FOR QUIET RELAXATION OR KEEPING AN EYE ON ENERGETIC WATER FIGHTS.





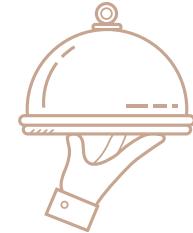








WHERE CAN I FIND...



The Closest Schools?

Skerton Cof E - 3 Minute Drive &
16 Minute Walk
Lancaster High Schools - All easily
accessible via foot or public
transport



Somewhere Nice to Walk the Dog?

River Lune & Canal Towpath
- On Your Doorstep!



A Refreshing Pint?

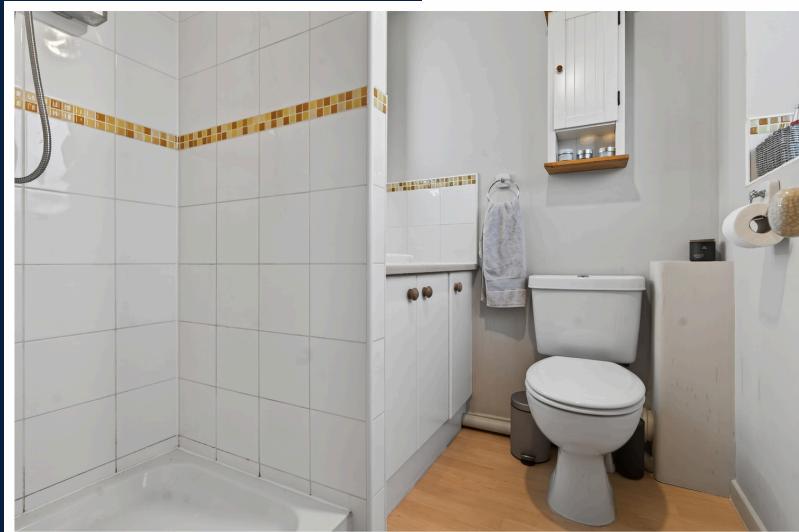
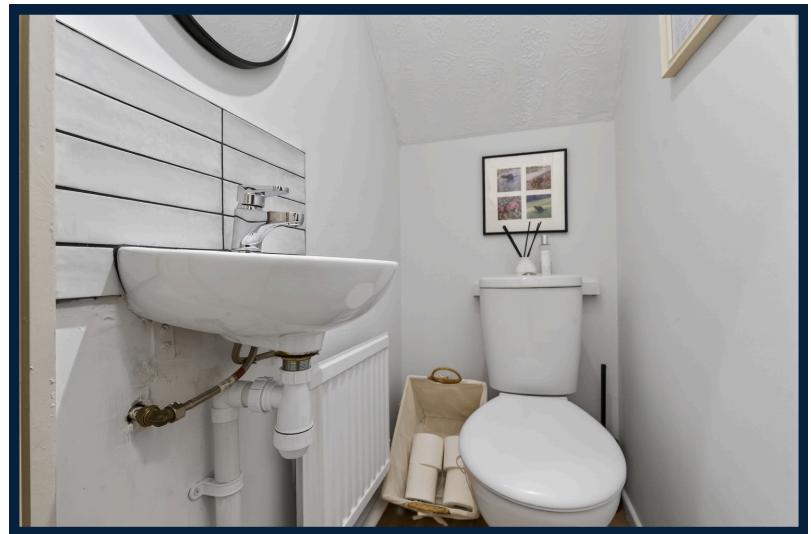
Slyne Lodge - 3 Minute Drive

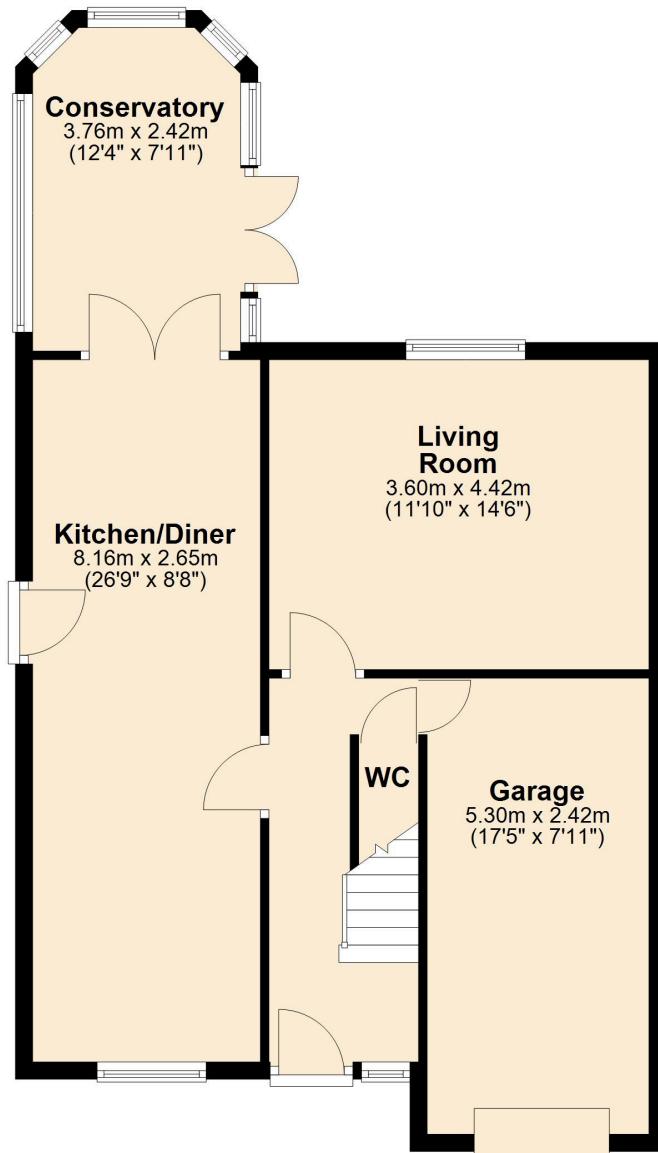


Closest Transport Links

Bus - Woodlands Drive Stop -
3 Minute Walk
Rail - Lancaster Station - 15
Minute Drive

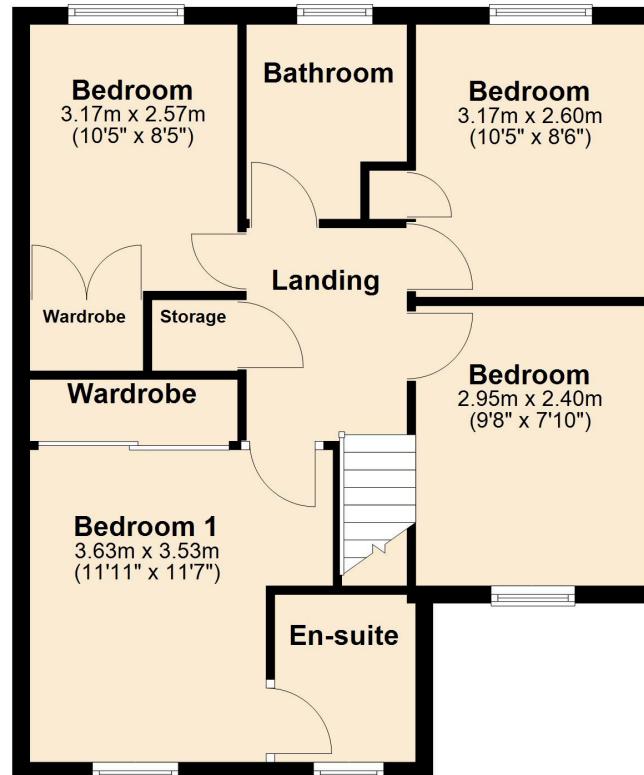




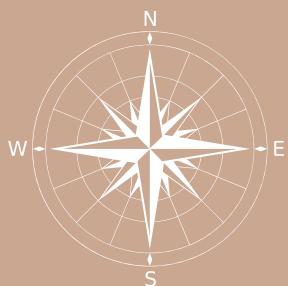


First Floor

Approx. 54.7 sq. metres (589.1 sq. feet)



Total area: approx. 123.6 sq. metres (1330.5 sq. feet)



Whilst every attempt has been made to ensure the accuracy of this floorplan, 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.

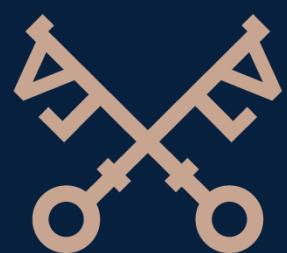
5 Langton Close

Lancaster

5 Langton Close, Lancaster, LA1 2TJ



//tuned.wakes.crush

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015242 56625 | team@lunevallyestates.com | www.lunevallyestates.com