



29 LINDETH ROAD, SILVERDALE, CARNFORTH, LA5 0TT
£350,000

MILNE MOSER
SALES + LETTINGS

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OVERVIEW

A picture postcard cottage with a traditional exterior and a wealth of character and charm inside. The current owners have comprehensively updated the property, seamlessly blending modern fittings with neutral decor whilst being mindful to the age of the property. On the ground floor is a well fitted dining kitchen plus a cosy lounge with woodburner. Both first floor bedrooms are doubles and there is a stylish shower room. Moving to the outside is a private enclosed courtyard garden, a shed/workshop and a parking area. A delightful property set within a popular coastal town in an area of Outstanding Natural Beauty. The village has retained many facilities and amenities including a primary school, shops, pubs, doctors and pharmacy.

ACCOMMODATION

Approaching over the fore courted garden, an attractive green shaded front door with etched number above leads into:

HALL

Stairs with runner and stair rods lead to the first floor and there is attractive tiled flooring running through into the kitchen. A period door leads to the lounge.

LOUNGE

8' 10" x 13' 5" (2.68m x 4.08m) max

A double glazed sash window faces the front with outlook towards trees. Dunsley wood burner set to a recess with alcove shelving adjacent, a ceiling light and a radiator. B4RN router, lamp points and a television point.

KITCHEN DINER

10' 2" x 17' 3" (3.09m x 5.27m) max

Reconfigured by the current owners, the kitchen is now a welcoming and well fitted space. Pale mushroom shaded base and wall units are





complimented by sandstone style worktops, metro tiling and a ceramic sink. There is an integrated slimline dishwasher, fridge, freezer and washing machine. The five burner Rangemaster cooker with double ovens, grill and canopy above is to stay. A double glazed sash window faces the front aspect and there are two further double windows at the rear and an external door. The Vaillant boiler is concealed in a cupboard and there is under unit lighting, downlights and a radiator.

LANDING

A galleried style landing with access to the loft and a ceiling light. Period doors lead to the two bedrooms and shower room.

BEDROOM

8' 11" x 13' 6" (2.71m x 4.12m) max

A double glazed sash window faces the front aspect. A lovely double room with a radiator and ceiling light.

BEDROOM

13' 0" x 10' 0" (3.97m x 3.04m) max

Also a double, the second bedroom has a double glazed sash window, a ceiling light and radiator. Built in double wardrobes.

SHOWER ROOM

7' 3" x 6' 2" (2.21m x 1.88m)

Frosted double glazed sash window to the rear aspect. Having a boutique hotel feel with a large walk in cubicle with toiletries shelf, fixed head and riser spray, a concealed cistern WC and vanity hand basin with drawers below. Modern heated towel rail, downlights, extractor and Bluetooth ceiling speakers.

EXTERNAL

Pretty courtyard areas have been created at the front and side/rear with cottage style planting interwoven with gravelled walkways and seating areas. The side/rear garden is enclosed and has a raised deck and gate leading to the parking area. Climbers soften the exterior stonework of the house and there is a garden shed/workshop.

WORKSHOP/SHED

Approximate measurement of 6' 2" x 10' 2" (1.88m x 3.01m)

Having power and light connected.

DIRECTIONS

With the village hall on the right on Emesgate Lane, proceed towards Stankelt Road, turning right at the junction and continuing down the hill and round the bend. Turn left onto Lindeth Road. Number 29 is located to the left hand side just prior to Lindeth Close.
what3words///shrub.serve.timing

GENERAL INFORMATION

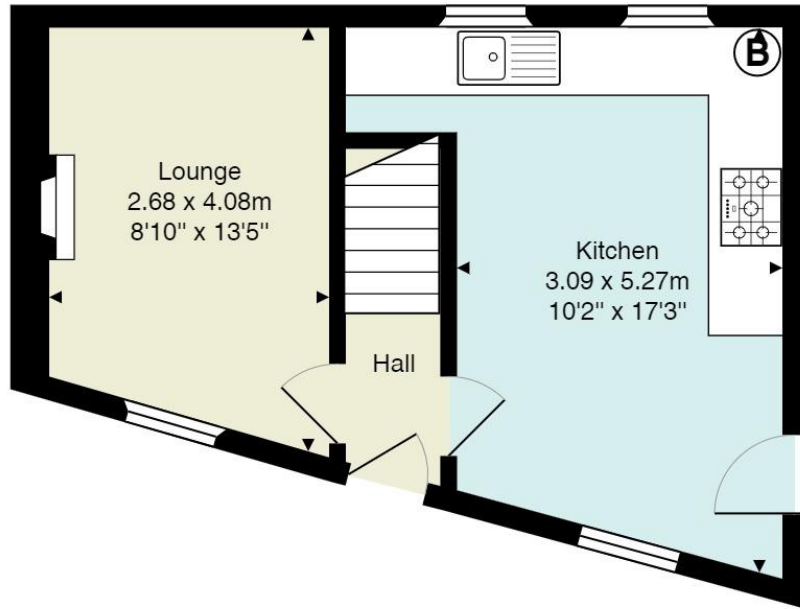
Services: Mains Water, Gas and Electric. Private drainage via septic tank. Under the General Binding Rules 2020, we ask buyers make their own investigations regarding compliance of the septic tank and take advice from their mortgage lender or legal advisors. Superfast B4RN broadband connected.

Tenure: Freehold

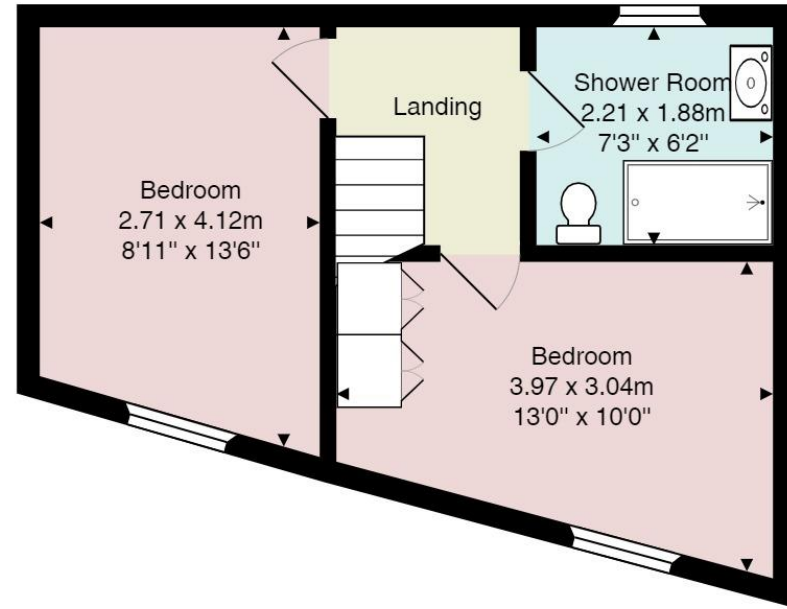
Council Tax Band: C

EPC Grading: D





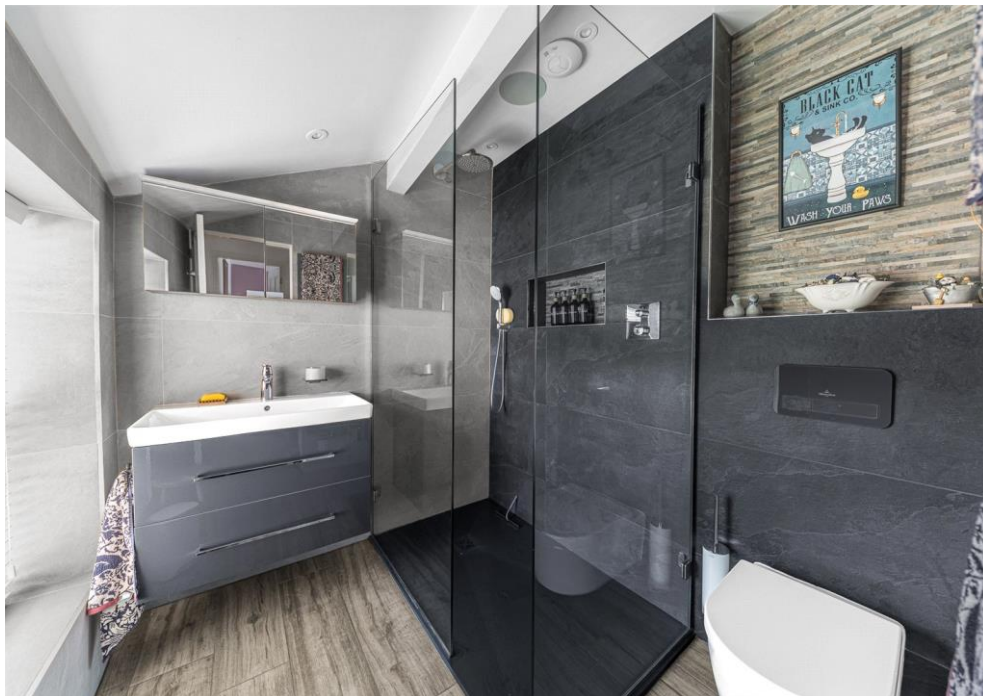
Ground Floor



1st Floor

This plan is for illustrative purposes only and should be used as such by any prospective purchasers.
 The appliances and systems shown have not been tested and no guarantee to their operability or efficiency can be given.
 Measurements are approximate and for display purposes only





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		90
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

ARRANGE A VIEWING

To arrange your viewing contact our Milnthorpe Team:

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