



LYNDHURST, LEASGILL, MILNTHORPE, CUMBRIA, LA7 7ET
£500,000

MILNE MOSER
SALES + LETTINGS

LYNDHURST
LEASGILL
MILNTHORPE
LA7 7ET



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2



1



GARAGE

OVERVIEW

In the desirable village of Leasgill, this three bedroom detached house is on a generous plot has lots of potential.

The accommodation is already well balanced with two reception rooms and three bedrooms, however there is scope to reconfigure and extend if desired. The lounge has patio doors to a terrace with views across to trees and fields, the adjoining dining room enjoys the same view. The bedrooms are all a good size with two of the three having walk in cupboards - the third has a built in shower cubicle. The bathroom has a four piece suite and there is a separate wc on the both the ground and first floors, ideal for busy families or guests.

Externally, the plot gently slopes from back to front and is mainly lawned with pretty flower and shrub borders and beds. There is off road parking, a garage and purpose built workshop in the garden.

Gas centrally heated, double glazing and no onward chain.

ACCOMMODATION

From the driveway, a path to the side leads to the main door at the side.

PORCH

Having a practical tiled floor, ceiling light and hanging space for coats. An internal glazed door leads into:





HALL

Stairs lead to the first floor and there is a full height double glazed window on the stairwell. Radiator, ceiling light and telephone/B4RN router/point.

LOUNGE

17' 11" x 11' 10" (5.46m x 3.60m)

Double glazed patio doors lead to the terrace and have a lovely view over the front garden towards trees and fields. Five wall lights, a radiator and laminate flooring. Stone tile surround and recessed living flame gas fire.

DINING ROOM

13' 3" x 11' 10" (4.04m x 3.60m)

Double glazed windows face the front and side aspects with the front having a view towards trees and fields. Wood and brick fire surround with a tiled inset, recess and back boiler. Serving hatch to the kitchen, a ceiling light and radiator.

KITCHEN

9' 10" x 10' 11" (3.01m x 3.34m)

A double glazed window to the side aspect. Fitted with cream base and wall units with wood trim and pale worktops. Stainless steel sink with drainer, an electric oven and domino two ring hob. Plumbing for a slimline dishwasher, tiled splashbacks, an extractor, radiator and ceiling light. From the kitchen is pantry with shelving, a ceiling light and a frosted window.

PORCH

An external door leads to the garden and there is a laundry cupboard with plumbing for a washing machine and shelf for a dryer. Tiled floor and a ceiling light.



WC

WC, shelving and a ceiling light.

LANDING

A lovely light landing with a large full height double glazed window on the stairwell. Ceiling light and access to the loft.

BEDROOM

9' 10" x 15' 7" (2.99m x 4.74m)

Facing the side aspect, the principal double bedroom has a vanity wash hand basin, a ceiling light and radiator. Double glazed window. A shower cubicle with downlights, an extractor and seat has been installed to the original wardrobe/cupboard.

BEDROOM

9' 11" x 15' 5" (3.03m x 4.70m)

Dual aspect to the rear and side, there is a radiator, ceiling light and generous walk in cupboard with shelving and coats hooks. Double glazed windows.

BEDROOM

7' 6" x 11' 10" (2.27m x 3.60m)

Double glazed window facing the front aspect and having a pleasant outlook. Ceiling light, radiator and walk in cupboard with light and shelving.

BATHROOM

9' 11" x 7' 4" (3.01m x 2.23m)

Frosted double glazed window to the side elevation. Fitted with a four piece suite comprising bath with shower over, a WC, bidet and pedestal wash hand basin. Tiling to the walls, a radiator, ceiling light and extractor. Wall mounted heat bar and a shelved airing cupboard. Further walk in cupboard housing the Vaillant boiler and cylinder.

WC

Frosted double glazed window, a WC and ceiling light.

EXTERNAL

The plot gently slopes from back to front with the front garden laid to lawn over two levels with mature shrub and flower borders and a generous terrace adjacent to the lounge. A driveway leads to the garage and there is access to either side. The rear is also lawned and backs onto fields. There are fruit trees and evergreens.

GARAGE

9' 11" x 16' 0" (3.03m x 4.89m)

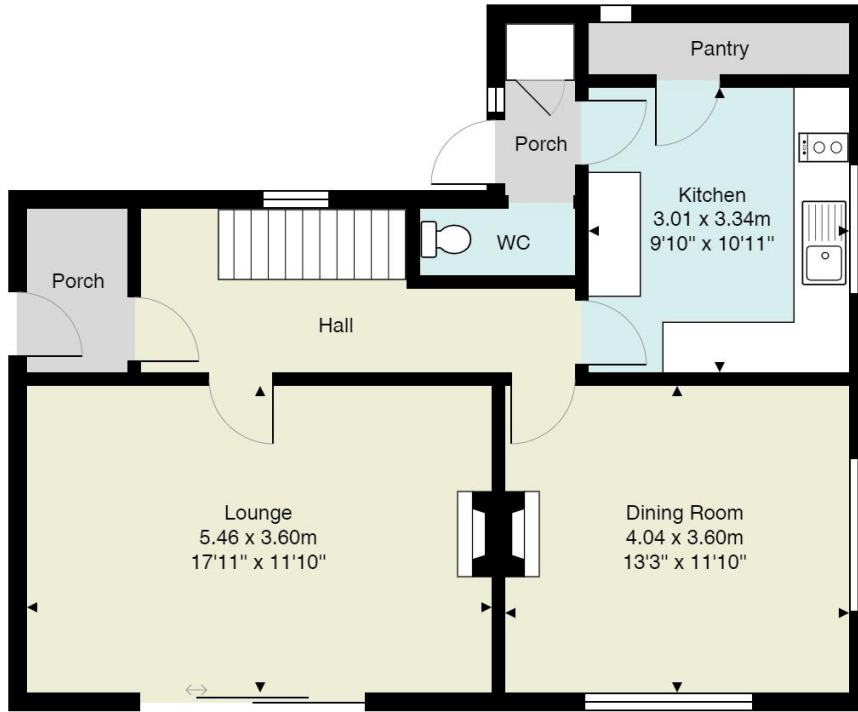
Having an up and over door, window, two ceiling lights and sockets.

WORKSHOP

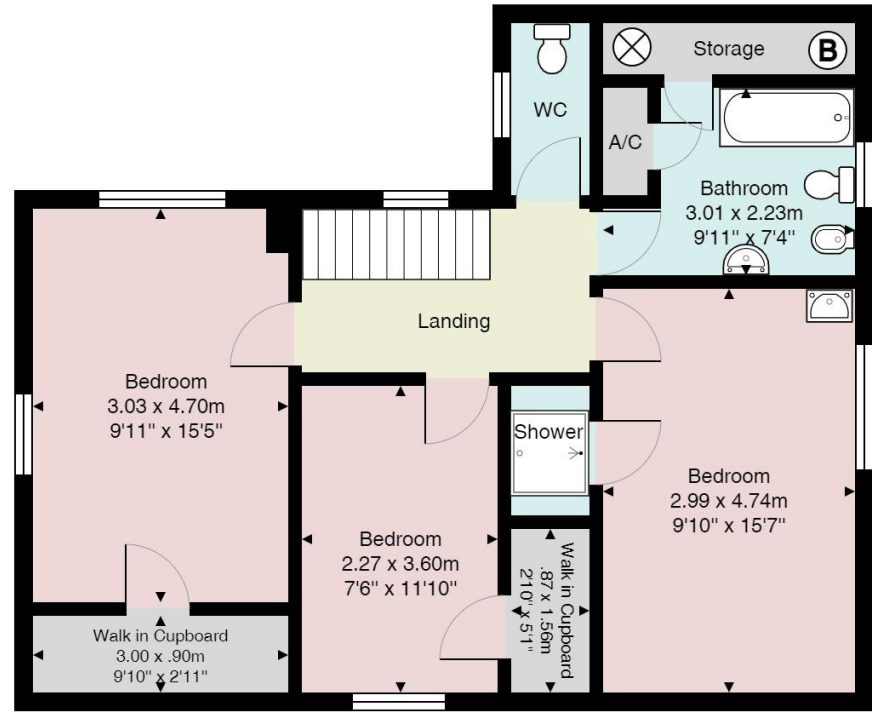
19' 11" x 9' 9" (6.08m x 2.97m)

Affectionately known as the 'Rev Shed', this purpose built workshop was designed for work on motorbikes and woodworking. There are windows to the front and side, power and two ceiling lights. Excellent potential to create a home office or hobby room if required and there is a patio at the front.





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





DIRECTIONS

Leaving Milnthorpe, head north on the A6 towards Heversham. At Princes Way, turn right into Heversham and continue past the tennis court and church. Continue round the bend into Leasgill. On the right hand side is a private road of detached houses with Lyndhurst being to the centre of the row.
what3words.com/nurses.column.progress

GENERAL INFORMATION

Services: Water, Gas, Electric and Drainage
 Tenure: Freehold. Please note the road to the front is private
 Council Tax Band: F

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		77
(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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