



FOXGLOVES, 3 PADDOCK WAY, STORTH, MILNTHORPE, CUMBRIA, LA7 7JJ
£290,000

MILNE MOSER
SALES + LETTINGS

**FOXGLOVES, 3 PADDOCK WAY
STORTH
MILNTHORPE
LA7 7JJ**



2/3



1/2



2



**GARAGE &
PARKING**

OVERVIEW

Suitable for a range of buyers, this versatile detached property has a popular village location and is available with no onward chain. The good sized lounge is light bright and the kitchen has space for a breakfast table and access to the rear garden. There is a bedroom/dining room plus a bathroom, both on the ground floor - perfect for buyers looking for one level accommodation. To the first floor are two further bedrooms plus a modern stylish shower room. The rear garden is enclosed providing privacy and security and there are well planted front and side garden spaces. Off road parking is on two sides of the property and there is a single garage.

ACCOMMODATION

Being to a corner plot, the property has two driveways, ideal for visitors and multi car families - one leads to the garage and another is at the side. A path from Paddock Way leads to the UPVC double glazed porch.

PORCH

UPVC double glazed to two sides plus a sliding patio door, this useful space has a practical quarry tiled floor, a ceiling light and UPVC double glazed French doors to the lounge.

HALLWAY

A good sized hallway, semi divided and having two ceiling lights, a radiator and a UPVC double glazed window. Built in cupboard under the stairs.





LOUNGE

11' 10" x 19' 9" (3.60m x 6.02m)

A good sized room which could easily allow for a dining table in addition to living room furniture. UPVC double glazed windows face into Paddock Way and there are double doors to the porch allowing further natural to flood in. The focal point of the room is the wooden fire surround with attractive tiled inset and hearth. Two radiators and two ceiling lights.

BEDROOM/DINING ROOM

10' 4" x 10' 5" (3.14m x 3.17m)

versatile room and having a UPVC double glazed window to the front aspect. Ceiling light, a radiator and Open Reach socket.

KITCHEN

8' 10" x 13' 10" (2.70m x 4.22m)

Fitted with oak style base and wall units, glazed cupboards and complementary pale worktops. Tiled splashbacks and a stainless steel one and a half bowl sink with drainer. There is an integrated fridge freezer, cooker with hood above plus plumbing for a washing machine. Two UPVC double glazed windows overlook the rear garden and there is an external UPVC double glazed door. Two ceiling lights and a radiator.

BATHROOM

8' 2" x 5' 5" (2.49m x 1.66m)

Frosted UPVC double glazed window to the rear elevation. Fitted with a pale shaded three piece suite comprising bath, pedestal wash hand basin and a WC. Part tiling to the walls, a chrome heated towel, rail, radiator and a ceiling light. Extractor.

LANDING

Eaves storage cupboards, a ceiling light and access to the loft space.

BEDROOM

12' 0" x 13' 5" (3.66m x 4.10m)

UPVC double glazed window to the side aspect. A lovely double bedroom with a built in cupboard, a ceiling light and radiator.

BEDROOM

10' 4" x 13' 5" (3.16m x 4.10m) max

Another good sized double with a UPVC double glazed window to the side aspect. There is a radiator, ceiling light and pleasant outlook towards trees and glimpses of Lakeland Fells between neighbouring properties.



SHOWER ROOM

4' 10" x 7' 10" (1.47m x 2.38m)

An excellent addition to the property and fitted with a modern suite. There is a concealed cistern WC and vanity basin set to white cupboards with pelmet lighting and mirrored splashback. Shower cubicle, a radiator, extractor and a ceiling light.

EXTERNAL

Well planted garden areas surround the property with the front and side spaces having gravel pathways leading between evergreens, hydrangeas, fuchsias and heathers. One driveway leads to the garage and a second at the side/rear could access the rear garden, ideal for trailer storage. The rear garden is enclosed, with a sunken patio providing a private dining space and there are evergreen and flower borders. External light and tap.

GARAGE

8' 2" x 17' 7" (2.49m x 5.36m)

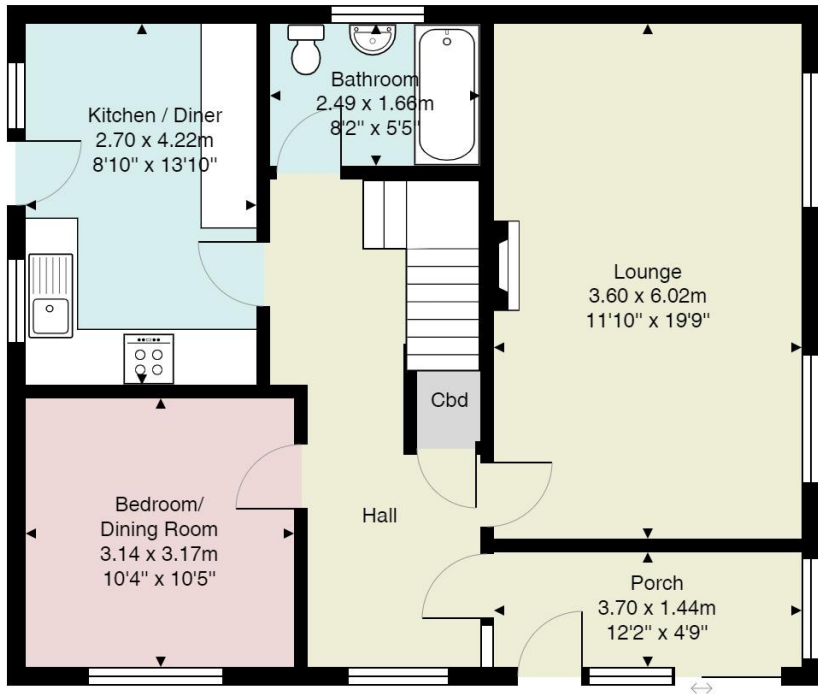
Up and over door plus a pedestrian door to the rear. Power, light and an external socket.

DIRECTIONS

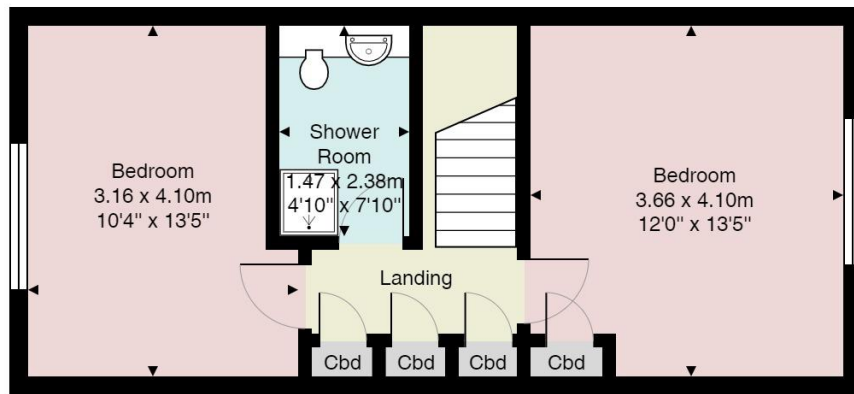
Leaving Milnthorpe, head towards Arnside passing Booths supermarket and Dallam Tower Estate. Continue through Sandside, turning left towards Storth. Continue past the primary school, turning left opposite the church onto Paddock Way. The property is a short distance to the left hand side.

what3words.com/cursing.canoe.dinosaur





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





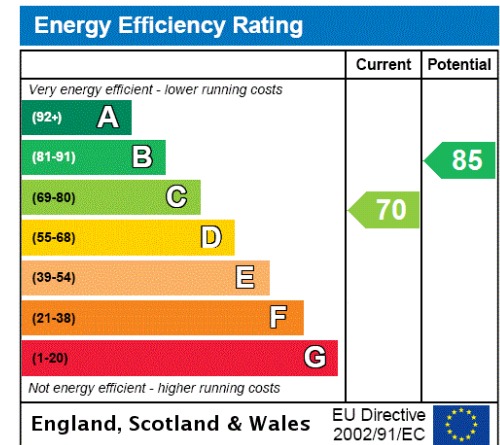
GENERAL INFORMATION

Services: Mains Water, Gas, Electric and Drainage

Tenure: Freehold

Council Tax Band: D

To check Broadband and Mobile phone coverage, click on our Key Facts for Buyers report online if available or visit www.ofcom.org.uk/phones-telecoms-and-internet/coverage



ARRANGE A VIEWING

To arrange your viewing contact our Milnthorpe Team:

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