



2 LEASGILL COTTAGES, LEASGILL, MILNTHORPE, LA7 7EU  
**£275,000**

**MILNE MOSER**  
SALES + LETTINGS

## 2 LEASGILL COTTAGES, LEASGILL, MILNTHORPE, LA7 7EU



2



1



1

### OVERVIEW

In the heart of the pretty village of Leasgill, this two-bedroom cottage has been stylishly updated and modernised by the current owners. Care and attention to detail is evident throughout with the addition of oak latch doors, a modern yet country style kitchen and a bathroom worthy of a boutique hotel. The lounge has a cosy wood burner and the kitchen has integrated appliances and space for a table. Externally the garden has been landscaped over two levels with addition of artificial grass on the upper level and a block-built outhouse.

Character features have been retained where possible and the property is gas centrally heated and UPVC double glazed (less the porch).





#### ACCOMMODATION

A couple of steps lead up to the useful porch. Single glazed to three sides, the porch has space for shoes and coats if needed and there is a tiled floor and a wall light. A further door leads into:

#### LOUNGE

12' 10" x 15' 8" (3.90m x 4.78m) excluding alcove. A UPVC double glazed window faces the front aspect with a view between houses towards trees. A tastefully decorated room with a wood burner set on a slate hearth and exposed stone recess. Stairs with oak banister and spindles lead to the first floor and there is a radiator and two ceiling lights. Tastefully decorated, this characterful room has exposed beams/woodwork and there is storage under the stairs. B4RN connection/router.

#### KITCHEN DINER

12' 8" x 10' 6" (3.87m x 3.21m) max. Two UPVC double glazed windows look towards the rear patio and there is a UPVC double glazed external door. Fitted with shaker style base and wall units in a pale mushroom shade, contrasting wood grain effect worktops and black sink unit. Integrated fridge freezer, an induction hob with hood over and an eye level double oven with grill. Limestone style floor tiles, downlights and under unit lighting.

#### LANDING

Having access to the loft and a built in cupboard with internal light, shelving, plumbing for a washing machine and housing the Worcester boiler - a really useful practical space. Downlights.

#### BEDROOM

12' 11" x 11' 8" (3.94m x 3.56m) including wardrobes. Facing the front aspect and having a lovely view between houses towards trees and countryside. A radiator and downlights to the ceiling. UPVC double glazed window and bespoke panelling to one wall with pendant bedside lighting.

#### BEDROOM

6' 6" x 10' 9" (1.98m x 3.28m) max. Overlooking the rear garden and patio, the second bedroom has a radiator, downlights and a UPVC double glazed window.

#### BATHROOM



5' 11" x 11' 2" (1.80m x 3.39m)

Frosted UPVC double glazed window to the rear elevation. Electric underfloor heating. Fitted with a stylish four piece suite comprising walk in shower area with lit alcove for toiletries, a freestanding bath, concealed cistern WC and a wall mounted wash hand basin. Contemporary heated towel rail and fittings, hexagonal tiling to the shower area and wood effect tiled floor. Downlights to the ceiling.

#### EXTERNAL

To the front of the property is a forecourted space, gravelled for ease and having space for a bench. The rear garden is over two levels with shared steps leading to a private patio - perfect for entertaining. The steps continue to an upper level laid with artificial grass and enclosed by glass balustrades. A deck has been added and there is a gate to the rear access lane. External hot and cold taps are connected by the kitchen door.

#### OUTHOUSE

6' 3" x 14' 2" (1.90m x 4.31m)

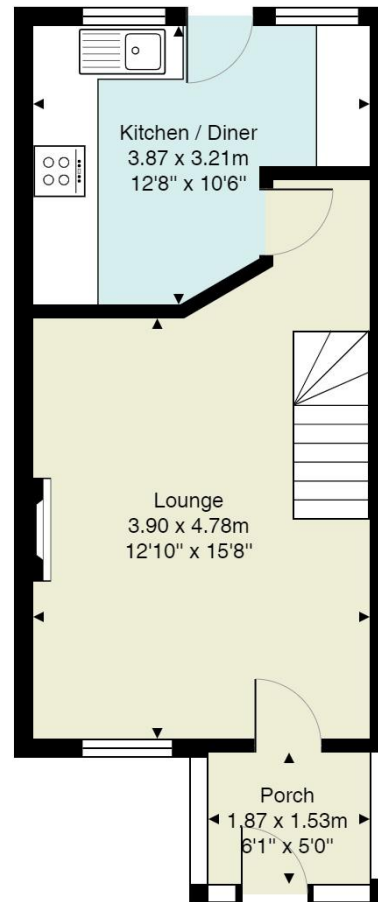
Block built with a UPVC door, power and light connected.

#### DIRECTIONS

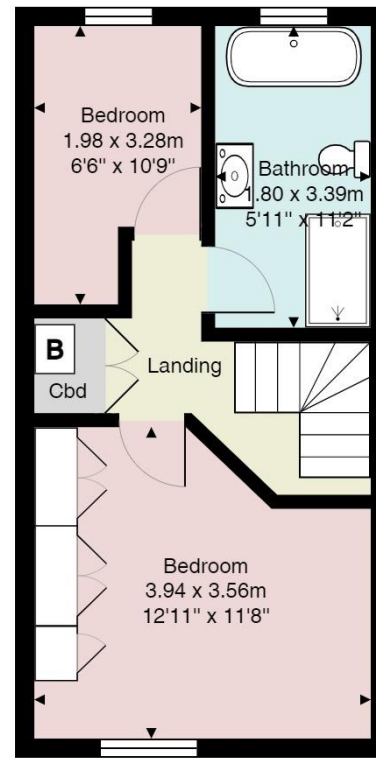
From our Milnthorpe office, proceed north on the A6 towards Heversham. At Princes' Way turn right into the village continuing past the tennis courts and church. Once in Leasgill, the property is located to the right hand side opposite The Athenaeum (village hall).  
what3words///shred.pickles.forks



#### GENERAL INFORMATION



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





Services: Mains Water, Gas, Electric and Drainage  
 Tenure: Freehold  
 Council Tax Band: C  
 EPC Grading: D  
 B4RN high speed broadband connected to property typically giving 1Gbps.  
 To the rear of the property is an access lane leading to the adjoining properties.

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](http://www.ofcom.org.uk/phones-telecoms-and-internet/coverage)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	<b>86</b>
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	<b>68</b>
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 



## ARRANGE A VIEWING

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