



HAZLERIGG, LEASGILL, MILNTHORPE, LA7 7ET
£450,000

MILNE MOSER
SALES + LETTINGS

HAZLERIGG, LEASGILL, MILNTHORPE, LA7 7ET



3



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1



CAR PORT &
PARKING

OVERVIEW

Deceptive from front appearances, this versatile three bedroom property has accommodation over two levels and fantastic views at the rear. The generous living room has a west facing balcony - ideal for the evening sun and there is a dining room, well fitted kitchen and a utility room extension. All the bedrooms are doubles and are laid out across the ground and lower ground floors plus there are two cloakrooms and a main bathroom. Built-in storage is in abundance throughout with walk-in cupboards on both levels.

Externally, the good sized well-tended garden gently slopes away from the property and there is a patio at the side providing space for seating and from which to admire the view. Parking area at the front along with a car port.

Leasgill is well positioned for the amenities of Milnthorpe, public transport links and commuting via the A590 and M6.

ACCOMMODATION

From the parking area, a frosted double glazed door leads into the hallway

HALL

The light bright hallway has views through to the living room, stairs lead down to the lower level and a couple of steps up to the dining room. Ceiling light and a radiator. A walk in cupboard provides space for coats, shoes and DIY essentials and has a UPVC double glazed window and a light.





DINING ROOM

12' 2" x 9' 10" (3.72m x 3.01m)

UPVC double glazed window facing the front aspect. Ceiling light, a wall light and radiator.

KITCHEN

8' 10" x 9' 10" (2.70m x 3.01m)

Also facing the front aspect, the kitchen is fitted with cherry wood style base and wall units, dark worktops and tiled splashbacks. Stainless steel one and a half bowl sink with drainer, a gas hob with hood above and an electric undercounter double oven. Integrated fridge and plumbing for a slimline dishwasher. Under unit lighting, a ceiling light and radiator. UPVC double glazed window and further natural light from the internal glazed utility door and window.

UTILITY ROOM

7' 0" x 9' 3" (2.13m x 2.82m)

UPVC double glazed to three sides and having an external door. Fitted with matching units and worktop to the kitchen, there is plumbing for a washing machine, wall mounted Vaillant boiler, a ceiling light, radiator and window extractor.

LIVING ROOM

18' 2" x 13' 1" (5.53m x 3.99m)

Immediately drawn towards the view at the rear, the living room has sliding patio doors to the balcony plus a further UPVC double glazed window to the side. A multi-fuel stove is set to a slate hearth and there is a ceiling light and a radiator.

The balcony has a metal handrail and space for a patio set. The views from the balcony look across fields and at the side past Levens and Whitbarrow towards distant fells.

SIDE VESTIBULE

Access to the loft.

BEDROOM/SNUG

12' 5" x 9' 11" (3.77m x 3.03m)

Used by the current owner as a second TV room or guest bedroom, there is ample space for a double bed/sofa bed. A UPVC double glazed window faces the rear aspect, enjoying the same view as the living room and there is a radiator and ceiling light.



WC

Frosted UPVC double glazed to the side elevation. Fitted with a WC and wash hand basin, wall mounted mirror with lights, an electric towel rail and a ceiling light.

BATHROOM

5' 10" x 6' 11" (1.76m x 2.11m)

Accessed from the hall, the bathroom is fitted with a pedestal wash hand basin, a WC and bath with shower above and folding screen. Tiling to the walls, a ceiling light and radiator. Frosted UPVC double glazed window.

LOWER GROUND FLOOR LANDING/HALL

A large triple cupboard provides all important storage and there are two ceiling light and a radiator. A UPVC double glazed door leads to the rear garden.

A large walk-in pantry style cupboard has shelving, a frosted UPVC double glazed window and a light.

BEDROOM

12' 5" x 9' 11" (3.77m x 3.02m)

UPVC double glazed window overlooking the pretty rear garden. Radiator, wall light and a ceiling light.

BEDROOM

13' 9" x 9' 1" (4.18m x 2.77m)

Also facing the rear, the third double bedroom has a ceiling light, radiator and UPVC double glazed window.

WC

Frosted UPVC double glazed window. Fitted with a toilet and wash hand basin. Tiling to the walls plus a ceiling light and a shaver point.

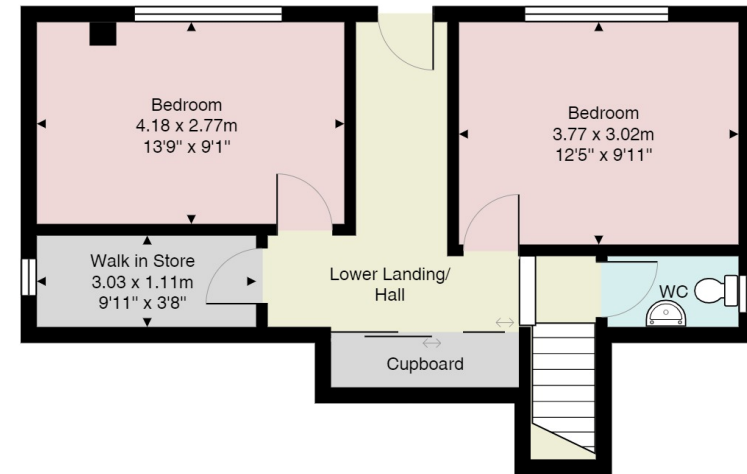
EXTERNAL

At the front of the property is a good sized parking area plus a car port for covered parking. A banked bed has been planted with shrubs for privacy and ease and there a further area to the far side. External tap. Steps lead down from the car port and utility room passing a mature magnolia onto the patio and terrace. A couple more steps lead down onto the lawn which gently slopes past evergreens, borders filled with perennial cottage planting and through arches down to the lower garden. Here, apple trees and shrub hedging provide interest and there is a greenhouse.





Ground Floor



Lower Ground 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

From our office in Milnthorpe, proceed to the traffic lights, turning right onto Church Street, A6. On Princes Way, turn right into Heversham, passing the tennis courts and Church. Continue through into Leasgill. Just prior to The Atheneum and Car Park, turn left by the small green and bus stop onto a single track lane. Pass the modern houses on the left and Leasgill House. Hazlerigg is also on the left. Please note the lane narrows past the property. what3words.com/finely.backward.plums

GENERAL INFORMATION

Services: Mains Water, Gas, Electric and Drainage. B4RN superfast broadband is connected to the property but the service is not active.

Tenure: Freehold

Council Tax Band: E

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

MILNE MOSER

SALES + LETTINGS

KENDAL OFFICE

100 Highgate, Kendal, Cumbria LA9 4HE

Telephone. 01539 725 582

Fax. 01539 723 425

Email. kendalproperty@milnemoser.co.uk

Email. lettings@milnemoser.co.uk

MILNTHORPE OFFICE

Westmorland House, The Square,

Milnthorpe, Cumbria LA7 7QJ

Telephone. 015395 64600

Fax. 015395 63976

Email. milnthorpeproperty@milnemoser.co.uk



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