



5 PEAR TREE PARK, HOLME, CARNFORTH, CUMBRIA, LA6 1PP
£260,000

MILNE MOSER
SALES + LETTINGS

5 PEAR TREE PARK
HOLME
CARNFORTH
LA6 1PP



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GARAGE &
PARKING

OVERVIEW

With a versatile layout and popular village location, this two bedroomed semi-detached dormer bungalow will suit a range of buyers and is situated in a small cul de sac on the fringe of the popular Pear Tree Park development. There are manageable garden spaces to the front and rear along with off road parking and a garage in a block. The ground floor accommodation has a generous lounge diner, bedroom with walk in dressing area/wardrobe and a separate bathroom. The kitchen has a door leading to the garden. To the first floor is a large second double bedroom along with the shower room. Gas centrally heated, UPVC double glazed and available with no onward chain. This is a great property with flexible accommodation and worthy of further viewing.

LOCATION

The village of Holme is conveniently placed for access to the M6 Junctions 35 and 36 and the A65. Equally Kendal and Lancaster are easily accessed by car and the Lake District approximately miles away via the A590/A591. The property is convenient for the centre of Holme village which proves popular with a range of buyers. It boasts open countryside on the doorstep and has a primary school, hairdressers, community post office, church, sports field, village hall and pub. The local secondary school, Dallam, is located 3 miles away in Milnthorpe. There are various clubs and social events throughout the year and the village is served by a reliable bus service to Milnthorpe, Kendal and Lancaster.





ACCOMMODATION

The front path and garden lead to a covered porch area. A frosted half glazed door leads into:

HALLWAY

The hallway has a good amount of built storage with two large cupboards - one housing the Logic boiler (installed in December 2023), plus a further cupboard under the stairs. Ceiling light, a radiator and telephone point. Doors lead to the lounge diner, ground floor bedroom and bathroom.

LOUNGE DINER

16' 9" x 15' 3" (5.11m x 4.64m) into bay

A large UPVC double glazed box bay window faces the front aspect with outlook over the cul de sac. There are radiators, ceiling light, wall light and two telephone points. Television aerial point, cabling and a modern wall mounted electric fire. From the lounge a staircase leads to the first floor. A UPVC double glazed window on the stairs faces the side aspect.

KITCHEN

9' 9" x 8' 9" (2.98m x 2.66m)

UPVC double glazed window overlooking the pretty rear garden plus an external door leading to the rear. Fitted with painted base and wall units, speckled worktops and tiled splashbacks. Stainless steel sink with drainer, a gas hob with canopy over and an electric oven. Space for a fridge freezer and plumbing for a washing machine. Ceiling light and a radiator.

BEDROOM

12' 8" x 8' 10" (3.85m x 2.70m)

UPVC double glazed window faces the rear garden. Ceiling light and a radiator.

WALK IN WARDROBE

6' 9" x 6' 0" (2.07m x 1.82m)

A useful space, accessed by space saving bi fold doors. Light, power and a telephone point.

BATHROOM

6' 10" x 6' 4" (2.09m x 1.92m)

Frosted UPVC double glazed window to the side elevation. Fitted with a white suite comprising bath, a concealed cistern WC and vanity wash hand basin. Tiling to the walls, a ceiling, radiator and extractor.



LANDING

A deep built in cupboard with heat bar and shelving.

BEDROOM

14' 4" x 11' 9" (4.37m x 3.58m)

Two Velux rooflights ensure this second double bedroom is light and bright. There is eaves storage, a ceiling light, radiator and telephone point. Partial view to the side towards trees and distant Farleton Knott.

SHOWER ROOM

6' 10" x 5' 10" (2.08m x 1.77m)

Velux rooflight to the rear aspect. Fitted with a pedestal wash hand basin, WC and shower cubicle. Tiling to the walls, ceiling light, radiator and extraction fan.

EXTERNAL

To the front of the property is an evergreen shrub border and lawn area, with flagged path leading to the front door. A gate at the side provides access to the rear garden. Well laid out with both lawn and patio spaces, the rear garden is planted with pretty flowering shrubs, an ornamental tree and central flower bed. External light and tap.

GARAGE

18' 8" x 9' 7" (5.69m x 2.92m)

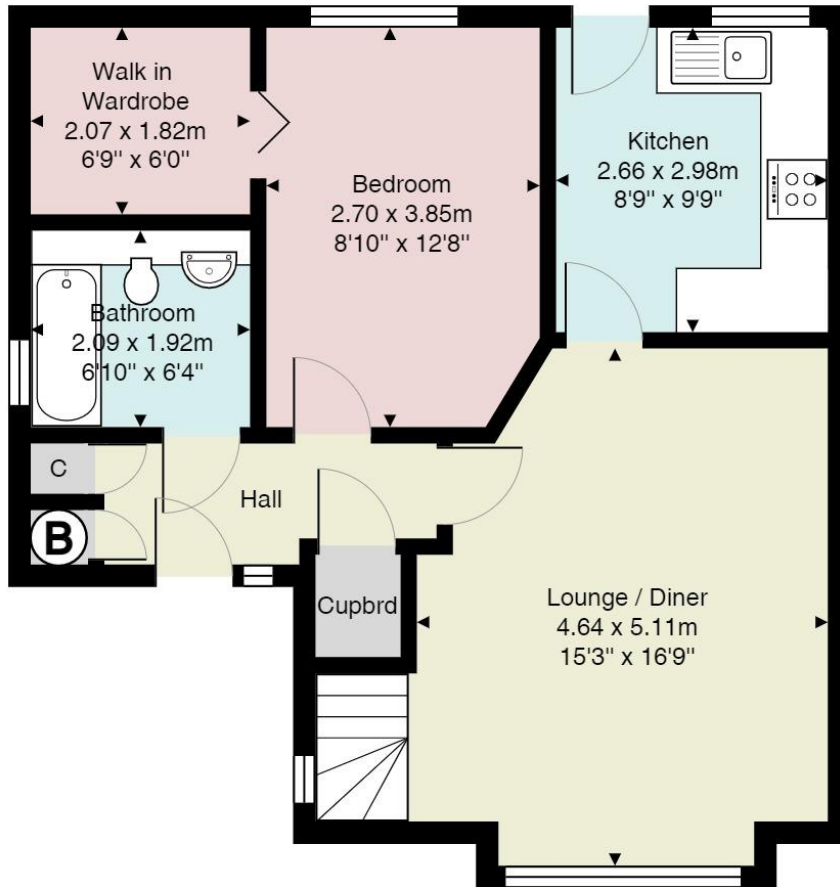
Located to a block to the right hand side of the property, the far left garage belongs to number 5 and has an up and over door and potential storage within the roof space. There is a parking space in front.

DIRECTIONS

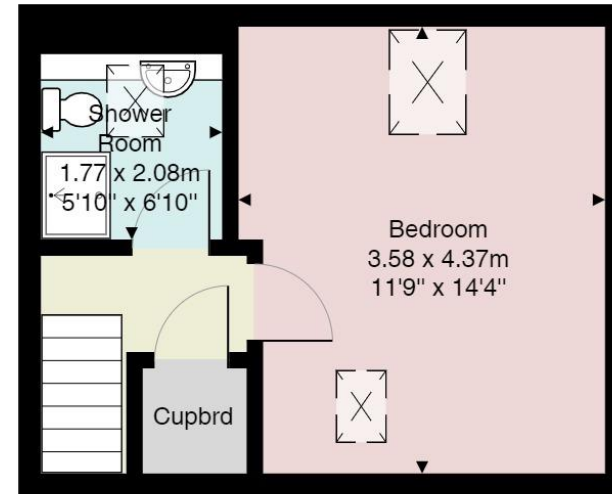
Leaving our Milnthorpe office at The Square, proceed towards Ackenthaite, turning right at the roundabout with Dallam School. Continue through Whassett and into Holme village. After The Smithy, turn left onto North Road and continue along passing the primary school on the right. Turn left onto Pear Tree Park and then immediately right into a small cul de sac. The property is located in front of you.

what3words///barn.handover.joke





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 Drainage, Gas, Electric and Water

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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-)	A	
(81-91)	B	82
(69-80)	C	
(55-68)	D	68
(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

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