



LEA BANK, WOODHOUSE LANE, HEVERSHAM, MILNTHORPE, CUMBRIA, LA7 7EW
£390,000

MILNE MOSER
SALES + LETTINGS

LEA BANK
WOODHOUSE LANE
HEVERSHAM, MILNTHORPE
LA7 7EW



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GARAGE &
PARKING

OVERVIEW

Situated on the ever popular Woodhouse Lane in Heversham, Lea Bank is well presented detached bungalow with well-proportioned accommodation. The good sized gently sloping plot is perfect to take advantage of the views around the property both from within and especially from the front patio. The bay windowed lounge diner is light and bright and there is a well fitted kitchen with appliances and useful rear porch. Both bedrooms are doubles - one with an adjoining dressing room and ensuite. The loft has been developed creating further space and there is a ground floor shower room. Externally, there a well maintained front garden, parking for three cars and turning plus a garage and space for a caravan or motorhome.

ACCOMMODATION

A path and steps lead up to the UPVC double glazed door and into the porch.

PORCH

Hanging space for coats, a practical tiled floor and a ceiling light. A further frosted UPVC double glazed door leads into the hall.

HALL

Radiator and a ceiling light. There is open access to the inner hallway and additional coat hooks.





LOUNGE DINER

14' 10"/10' 3" x 21' 3"/13' 1" (4.52m/3.12m x 6.48m/3.99m)

excluding bay window

A UPVC double glazed bay window faces the front aspect and has a pleasant view over rooftops. A further UPVC double glazed window to the side. A generous room with space for both a lounge and dining suite. Inset wall mounted gas fire, two ceiling lights, three radiators, television cabling and a telephone point.

KITCHEN

11' 5" x 8' 2" (3.49m x 2.48m)

UPVC double glazed window to the rear elevation and door to the rear porch. Fitted with cream shaker style base and wall units, coloured marble effect worktops, tiled splashbacks and a stainless steel double sink with drainer. Eye level electric oven/microwave and separate grill, a gas hob with hood above, an integrated fridge freezer and plumbing for a dishwasher. Under unit lighting, pelmet lighting, two ceiling lights and modern vertical radiator. Wall mounted boiler.

REAR PORCH

UPVC double glazed door to the rear, a skylight and a wall light.

BEDROOM

14' 10" x 11' 8" (4.52m x 3.57m) including bay window

UPVC double glazed bay window to the front aspect with side view towards fields and distant Farleton Knott. A good sized double bedroom with two radiators, a ceiling light and telephone point.

DRESSING ROOM

11' 2" x 10' 1" (3.40m x 3.08m)

Open access to the master bedroom and a frosted UPVC double glazed window to the side. Ceiling light and a telephone point.



BEDROOM

13' 4" x 11' 2" (4.06m x 3.41m) minimum

Another good sized double bedroom with UPVC double glazed window overlooking the open fields to the rear. Three wall lights, a ceiling light and radiator. Built in shelved cupboard.

ENSUITE

3' 10" x 7' 10" (1.18m x 2.38m)

Frosted UPVC double glazed window to the side elevation. Double shower cubicle, a vanity wash hand basin and WC. Tiling to the walls and cubicle, a chrome heated towel rail and wall mounted fan

heater. Mirror with vanity light and shaver point above and an extractor.

INNER HALL

Stairs lead to the developed loft and there is a light on the stairwell.

SHOWER ROOM

7' 0" x 7' 1" (2.13m x 2.16m)

Internal frosted UPVC double glazed window. Fitted with a four piece suite comprising double shower cubicle, a WC, bidet and pedestal wash hand basin. Chrome heated towel rail, a wall mounted fan heater, a ceiling light and tiling to the walls. The built-in cupboard has plumbing for a washing machine and space for a dryer.

DEVELOPED LOFT

21' 11" x 9' 8" (6.68m x 2.94m)

Three Velux rooflights flood the space with natural light and there are views towards the bay and open countryside. Eaves storage and a telephone point. Central ceiling height of 6' 4" (1.93m)

EXTERNAL

In an elevated position towards the rear of the plot, Lea Bank has well maintained garden area to the front which are laid to lawn and planted with mature evergreens and shrubs for year round interest. A patio terrace adjacent to the front door has lovely views towards fields and Farleton Knott. There is access at the side and around the rear of the bungalow. External light and tap. The tarmac'd driveway provides space for parking three cars and turning with additional space at the side of the garage ideal for a trailer, motorhome or caravan.

GARAGE

10' 9" x 17' 4" (3.28m x 5.28m)

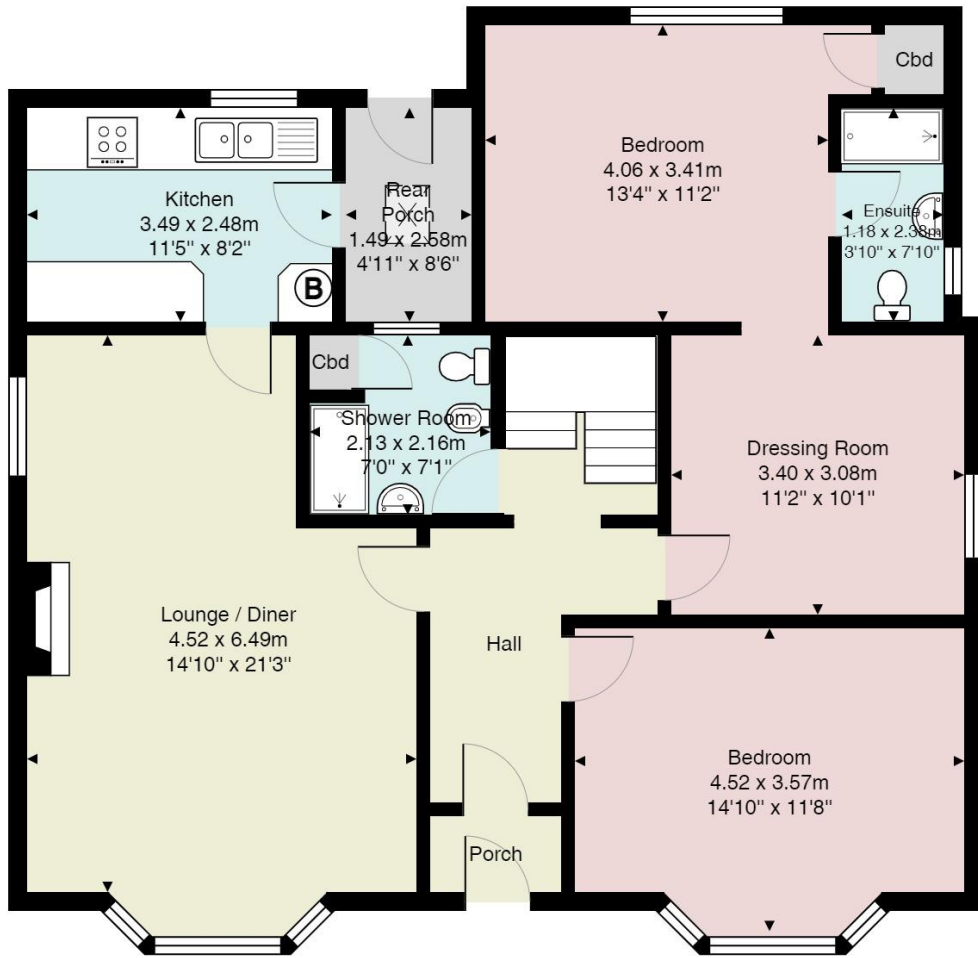
Up and over door plus a pedestrian door and window. Power and light are connected.

DIRECTIONS

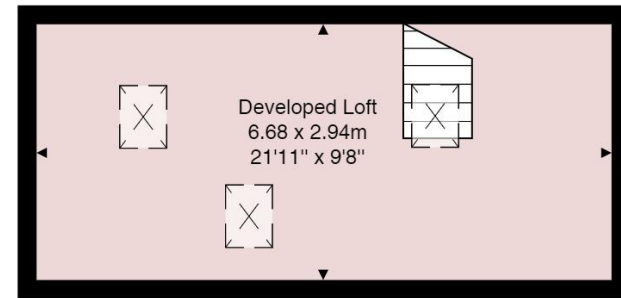
Leaving Milnthorpe on the A6, turn right into Heversham from Princes Way and continue into the centre of the village. Turn right by the church onto Woodhouse Lane. Lea Bank is on the left hand side approximately 3/4 of the way along Woodhouse Lane.

what3words.com/glass.units.twitches





Ground Floor



1st Floor/Loft

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

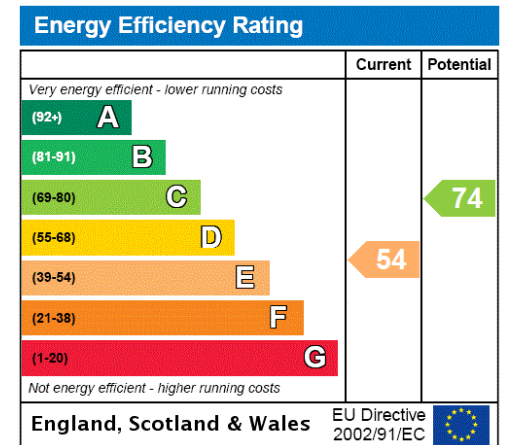
Services: Mains Water, Gas, Electric and Drainage.

Tenure: Freehold

Council Tax Band: E

EPC Grading: 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



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To arrange your viewing contact our Milnthorpe Team:

Westmorland House, The Square, Milnthorpe, LA7 7QJ

Telephone. 015395 64600

Email. milnthorpeproperty@milnmoser.co.uk

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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