



32 School Lane
Appleby, DN15 0AN
No Offers £300,000

Bella
properties

This charming detached bungalow is now available for sale. Situated in a highly sought-after village location, this property boasts an array of unique features tailored towards families and couples alike. This home offers two well-proportioned reception rooms, one of which houses a warming log burner, two spacious double bedrooms and a modern bathroom.

The property's exterior does not disappoint either and consists of the large and beautifully maintained garden, complete with a large garage, summer house with its own log burning stove and electrics, as well as plenty of off road parking to the front of the property.

The location of this property is another of its many highlights with its rural village location and open field views, yet still close to transport links to further afield. Viewings are now available by appointment only.



Hallway 13'4" x 7'2" (4.07 x 2.19)

Wooden flooring with uPVC window facing to the side of the property. Internal doors lead to the dining room, kitchen, two bedrooms and storage cupboard.

Kitchen 15'0" x 10'0" (4.59 x 3.06)

Entrance to the property is via the side door and into the kitchen. Ceramic tiled flooring with coving to the ceiling, central heating radiator and uPVC window facing to the rear of the property. Base height and wall mounted wooden units with complimentary countertops and splashbacks, integrated sink and drainer and space and plumbing for white goods and range cooker.

Living Room 15'4" x 11'11" (4.69 x 3.65)

Wooden flooring with coving to the ceiling, central heating radiator and electric fireplace set on marble and wood effect surround. uPVC windows face to both side of the property and uPVC French doors lead to the rear garden.

Dining Room 14'11" x 12'0" (4.56 x 3.67)

Wooden flooring with coving to the ceiling, central heating radiator and log burning stove. uPVC window faces to side of the property.

Bedroom One 10'2" x 11'10" (3.1 x 3.63)

Wooden flooring with coving to the ceiling, central heating radiator and uPVC bay window facing to the front of the property.

Bedroom Two 11'11" x 8'11" (3.65 x 2.73)

Wooden flooring with coving to the ceiling, central heating radiator and uPVC bay window facing to the front of the property.

Bathroom 7'2" x 8'5" (2.19 x 2.58)

Tiled flooring with tiled walls, coving to the ceiling, central heating radiator and uPVC window facing to the side of the property. A three piece suite consisting of double shower cubicle, toilet and sink.

Loft Room

Carpeted with window facing to the side of the property. Includes storage space which measures 2.18m x 1.68m.

Garage 9'4" x 40'6" (2.86 x 12.35)

Brick built detached garage with up and over electric door, two windows and side door.

External

To the front of the property is a lawned garden with shrubs, and a driveway offering plenty of off road parking. The driveway leads through to the detached garage and rear garden, via a wooden gate. The rear garden is very generous in size and mainly laid to lawn with established shrubs, trees and borders and patio area, brick built outbuilding, wooden shed and a summer house with electrics and log burning stove.

Disclaimer

The information displayed about this property comprises a property advertisement and is an illustration meant for use as a guide only. Bella Properties makes no warranty as to the accuracy or completeness of the information.

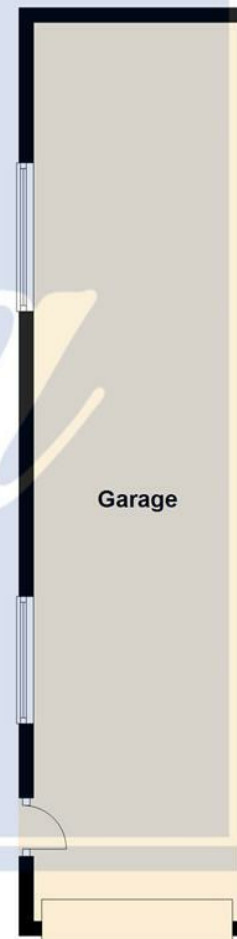




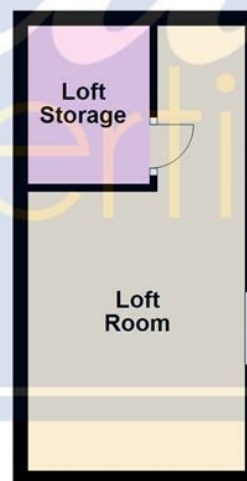
Ground Floor





Second Floor



First Floor



Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine your satisfaction as to the suitability of the property for your space requirements.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	
Environmental Impact (CO₂) Rating			
		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	