



WATERHOUSE  
ESTATE AGENTS  
Local, Professional Property Services

# 1 Sycamore Grove - Ackenthwaite





## Features

- Immaculately presented throughout
- Located in a sought after residential location
- 4/5 bedrooms
- An extended detached bungalow
- Parking for three vehicles
- Low maintenance surrounding gardens
- Generously proportioned rooms

Immaculately maintained and presented throughout, this wonderful detached bungalow is bursting with natural light and offers completely versatile living accommodation, boasting 5 bedrooms with the option to use these as you wish. Located in a quiet residential cul de sac, within walking distance to local amenities and good transport links and occupying a good sized plot offering low maintenance gardens and a driveway to accommodate three vehicles. Internally the accommodation comprises of an entrance

porch, a hallway, a well equipped kitchen, a generous light and bright living room / dining room, four double bedrooms (one with an ensuite shower room) and the family shower room. There is also an additional annexe area currently set up as a bedroom, living room and shower room - ideal for teenagers or guests. Milnthorpe is a large village offering a great selection of local amenities as well as a nursery, primary school and secondary school which are all within five minutes walking distance of the property. The M6 motorway can be reached

within 10 minutes and there is a regular bus service that runs 7 days a week from Lancaster up to Keswick in the Lake District. Milnthorpe benefits from having 2 doctors surgeries, 2 dental practices, a Pharmacy, an opticians, a petrol station, a vets and much, much more and plays host to an array of social activities for all ages ranging from baby and toddler groups and youth groups to coffee mornings and sports clubs. There is a supermarket, 2 pubs, several independent shops and a variety of eateries.



**Entrance porch**  
Inviting you into the home, this is a useful space to take off boot, shoes and coats before entering the main living accommodation.

**Hallway**  
Naturally light and spacious this 'L' shaped hallway offers access to the main living areas.

**Living room/ dining room**  
Wonderfully spacious, this versatile room is bursting with natural light and offers direct access through the french doors into the rear garden. As well as benefitting from ample space sit and relax with family and friends after a busy day, there is room to accommodate a dining table to comfortably seat 6. The room is open to the kitchen, perfect for entertaining with a breakfast bar to seat 4 on the living room side ensuring the peninsular has been used to maximum effect.

**Kitchen**  
A modern and bright kitchen with cream gloss base and units with dark quartz work surfaces. The integrated appliances include a waist height oven and grill above, fridge, freezer, dishwasher, washing machine, dryer, induction hob and extractor hood above. The room is open to the living room and clearly zoned by the peninsular to include further storage and a breakfast bar.

**Bedroom 1**  
A large double bedroom located at the front of the property with dual aspect views and is full of natural light.



#### Bedroom 2

A large double bedroom with the added benefit of having an en-suite shower room with a raised height W.C and also access out to the private side garden. A fantastic bedroom perfect for elderly relatives or for guests.

#### En-suite shower room

Flooded with natural light, this spacious en-suite benefits from a quadrant, mains fed shower, a hand basin and a raised height W.C - perfect for elderly relatives or those with mobility issues, with tiled splashbacks and a heated towel rail.

#### Bedroom 4/ snug

A completely versatile room, currently set up as a cosy snug, however it could also be used as another double bedroom, located next to bedroom 2.

#### Bedroom 3

A bright double bedroom with side facing views, full of natural light and also housing the boiler.

#### Shower room

Located centrally within the home, this well equipped shower room boasts a mains-fed, quadrant shower cubicle with a rainfall shower head and a separate shower attachment, a W.C and a hand basin with tiled splashbacks and a heated towel rail present.



#### GUEST/RELATIVE ANNEXE

##### Bedroom

Separate from the main living accommodation, this is an impressive multi-functional space currently used as a double bedroom with front facing views and a corridor leading on to a snug area.

##### Snug

Currently used as a living room/ snug with views to the rear garden, this could also be another bedroom, a hobby area or a play room.

##### Shower room

Boasting a quadrant shower cubicle, hand basin and W.C with tiled splashbacks and a heated towel rail, located in between the bedroom and snug.

#### Externally

The front garden boasts a driveway leading down to the home with space to easily accommodate three vehicles. The feature Monkey Puzzle tree stands proudly in the garden surrounded by a formal lawn and low maintenance gravelled flow beds full of mature shrubs and plants. The garden is open to the front perfectly framing the home and as it leads towards the property, becomes more private and encompassed by a raised embankment with mature trees and plants creating colour and interest. Leading around the property are two defined gravelled areas, perfect for sitting out in peace and quiet that lead on to the rear garden. Directly outside the living room is the gravelled seating area able to accommodate a table and chairs for al fresco dining or just for enjoying the sunshine throughout the day. Raised beds surround the area, meticulously planted and tended which lead on to a lawn and a shed at the end for storage.



#### Useful Information

Tenure - Freehold.

Council tax band - C (Westmorland and Furness Council).

Heating - Gas central heating.

Drainage - Mains.

In 2015 extensions were added to the property on three sides.

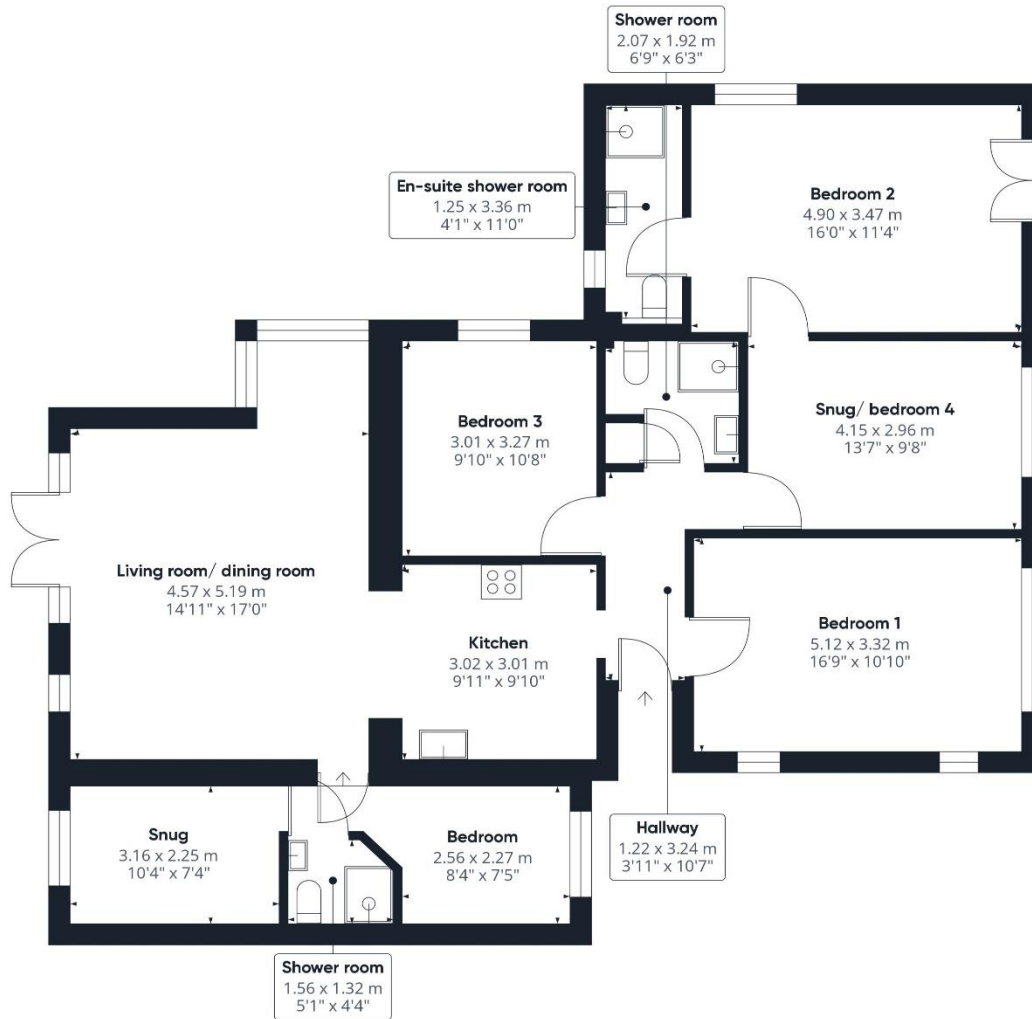
What3Words location - ///readily.seducing.hormones.



**WATERHOUSE  
ESTATE AGENTS**  
Local, Professional Property Services



# 1 Sycamore Grove - Ackenthwaite



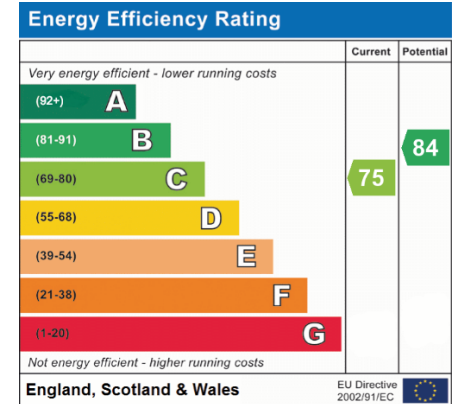
**Approximate total area<sup>1)</sup>**

124.62 m<sup>2</sup>  
1341.36 ft<sup>2</sup>

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Waterhouse Estate Agents  
10 Park Road, Milnthorpe  
LA7 7AD  
Tel: 01524 760048

info@waterhouseestates.co.uk  
www.waterhouseestates.co.uk



**WATERHOUSE  
ESTATE AGENTS**  
Local, Professional Property Services

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Waterhouse Estate Agents for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.