



WATERHOUSE
ESTATE AGENTS
Local, Professional Property Services

5 Pickles Field - Milnthorpe





Features

- An immaculate two bedroom home
- Additional garden room/ dining room to enjoy
- A modern and well equipped kitchen
- Light and bright accommodation throughout
- Parking for one vehicle and additional visitor parking available
- Low maintenance gardens to enjoy

Packed full of character, charm and versatile living accommodation this immaculate two bedroom home is located in a small development of six properties nestled in the heart of the vibrant village of Milnthorpe. The home offers a driveway, private and low maintenance gardens and light and bright accommodation to enjoy throughout. The entrance porch welcomes you into the home and provides space for storage and the characterful living room boasts a gas fireplace creating a cosy and relaxing space to unwind, relax and enjoy time with family and friends. The well equipped kitchen boasts a generous amount of storage space and leads on to the fantastic extended garden/ dining

room that provides an abundance of space to sit and formally dine with an additional utility area creating the perfect setting for entertaining guests and enjoying delicious meals with direct access out to the rear garden. The first floor has two double bedrooms both bathed in natural light, and a modern, bright bathroom. Benefitting from parking for one vehicle with additional visitor parking available within the development car park. The low maintenance, secure rear garden offers a tranquil retreat and a space where you can sit and relax, enjoy a morning coffee, or host al fresco gatherings. 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.



GROUND FLOOR

Entrance porch

Stepping foot inside you are greeted by the bright and welcoming porch offering space to remove and store shoes, coats and bags with a matted flooring.

Hallway

Full of natural light, the hallway offers side facing views, access into the living room with the staircase leading up to the first floor directly in front.

Living room

A cosy and inviting living room with a wonderful homely feel boasting wooden beams to the ceiling and a feature gas fireplace. The large picture window offers front facing views out to the garden and allows an abundance of natural light to illuminate the room. Benefitting from an under-stairs cupboard for storage and plenty of space to relax with family and friends.

Kitchen

With a generous amount of storage space in the form of modern, shaker style base and wall units this kitchen is an absolute delight! Boasting a good range of work surfaces to utilise with stylish grey subway tiled splashbacks. Integrated appliances include a large range cooker, extractor hood above and a dishwasher with space for a tall fridge freezer. Wooden beams adorn the ceiling and add to the cottage feel. The kitchen is open to the garden room/ dining room perfect for entertaining and for social cooking and dining.





Garden room/ dining room

A wonderful addition to the home offering a versatile space to dine or to relax. Full of natural light from the landscape picture window and Velux window above, this room is currently set up as a dining room with a large table able to accommodate seating for 6/8 with an additional area housing the washing machine and dryer keeping the kitchen utility free. A door leads directly out in to the rear garden making al fresco dining a breeze.

FIRST FLOOR

Bedroom 1

A large double bedroom boasting front facing views with an additional Velux window and benefitting from a built-in storage cupboard with hanging space and shelving present.

Bedroom 2

A rear facing double bedroom with a built-in storage cupboard with hanging space and shelving present.

Bathroom

A fresh and bright bathroom consisting of a bath with an overhead, mains-fed shower, WC and a hand basin. A Velux window ensures the room is always full of natural light.

Landing

A window over the stairs floods the space with natural light. A deep cupboard provides additional space for storage and also houses the boiler and there is access to the attic.

Externally

The front of the home is beautifully framed by colourful mature shrubs and specimen trees and offers space to sit out to enjoy the peace and quiet. The driveway is located to the side of the home and is able to accommodate one vehicle with further visitor parking spaces available within the development. The low maintenance rear garden is surrounded by fencing and traditional stone walling and is a wonderfully private, secure and low maintenance space to sit out with family and friends to enjoy the outdoors - ideal for al fresco dining and BBQ's. A good sized shed separates the drive from the garden and offers further privacy.



Useful Information

House built - 1991.

Tenure - Freehold.

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

Heating - Gas central heating.

Drainage - Mains.

Water - Metered.

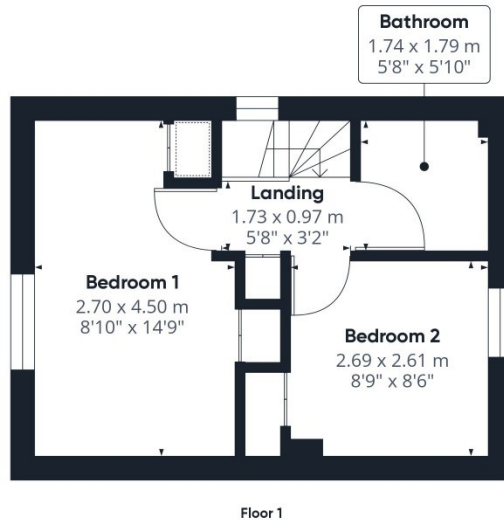
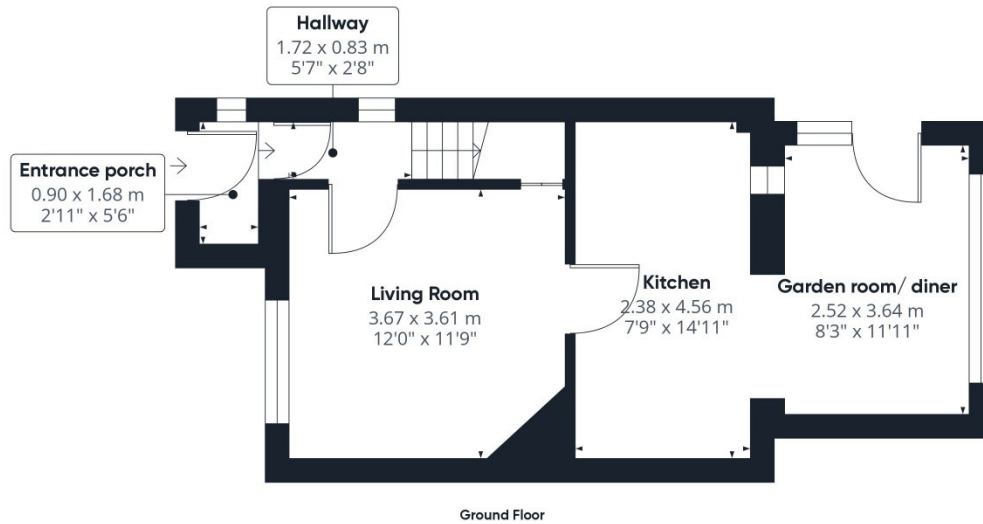
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Approximate total area⁽¹⁾

62.78 m²
675.74 ft²

(1) 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

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