



Russell Croft School Lane, Wigton, CA7 2HX

£280,000

NESTLING QUIETLY IN THE SEMI-RURAL VILLAGE OF BOTHEL is this very desirable and DECEPTIVELY SPACIOUS three bedroomed detached bungalow and WOW, does it back a punch!

Beautifully fitted and maintained by the present owners since it was new in the late 1990's, it offers very comfortable and well proportioned space, perfect for easy living as everything has been done for you!

The woodburning stove is a gorgeous feature in the lounge/dining room which then opens up to the inner hallway with a high spec cream gloss kitchen beyond and an equally stylish bathroom. There are three bedrooms and the private sun room overlooks the pretty rear garden. A tarmac drive for 3 leads to a single garage.

Bothel is a sought after location which sits by the A595 and there's quick access to Keswick and the LDNP, Cockermouth, the west coast towns and industries as well as north to Carlisle. It's on a bus route, railway stations are nearby, there's a village school and even a pub!

THINGS YOU NEED TO KNOW

Oil central heating (serviced annually)

Double glazing installed in 2022.

ENTRANCE

The property is accessed via a composite door with chrome ironmongery and that leads into:

LOUNGE

20'2" x 10'7" (6.16 x 3.25)



Lovely open room incorporating lounge and dining area and separated by an arch. Multi fuel stove on tiled hearth with attractive tiled surround and natural wood mantelpiece over. Coving, telephone and television point with large window overlooking the front.

INNER HALLWAY

Inner hallway with cupboard and hanging rail. Coving and access into the loft.

KITCHEN

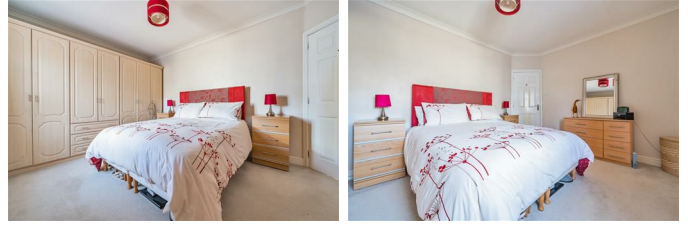
11'10" x 8'10" (3.61 x 2.70)



Fitted with a range of base wall units in cream gloss with chunky chrome handles and wood laminate work top over with matching up stand. Stainless steel sink with mixer tap, plumbing for washing machine, integrated Indesit electric oven, 4 ring electric hob and stainless steel splash back with black and stainless steel extractor fan over. Integrated freezer and fridge. Tile effect vinyl floor covering. Window and UPVC door to the side. Spotlighting and coving.

BEDROOM 1

14'1" x 10'9" (4.30 x 3.29)



Spacious double room to the rear with coving and including a good range of built in wardrobes with hanging space, shelving and drawers. Window into the sun room.

BEDROOM 2

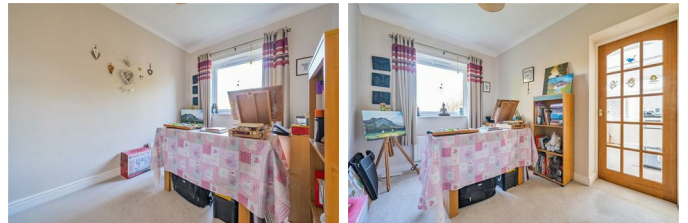
12'2" x 11'5" (3.73 x 3.5)



Spacious double room to the rear with coving.

BEDROOM 3

11'10" x 7'9" (3.63 x 2.37)



Small double bedroom to the rear (currently used as a craft room) with coving and glazed natural wood door leading into:

SUNROOM

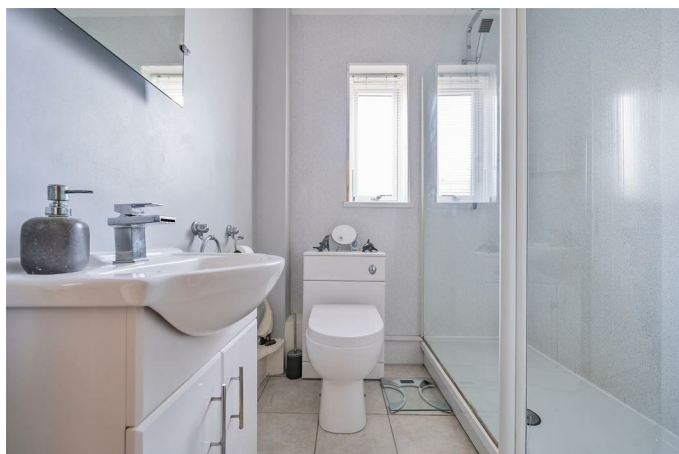
9'7" x 8'7" (2.94 x 2.62)



With windows to two sides and UPVC door to the rear. Natural wood window sills and skirting boards.

BATHROOM

8'2" x 5'11" (2.51 x 1.81)



Fitted shower enclosure with waterproof panelling, wall mounted chrome shower and attachments including; handheld hose and rainfall shower and clear screen in white frame. Low level WC with concealed cistern and wash basin with modern chrome mixer tap set into white fronted vanity unit. Grey tiled floor, chrome ladder style radiator, chrome bathroom accessories. Spotighting, coving, extractor fan. Double folding door leading into cupboard with slatted shelving,

EXTERNAL

Off road parking for three cars on the tarmac drive which leads to a single garage.

GARAGE

17'9" 10'6" (5.42 3.21)



With electric door. Ample power sockets as well as lighting. Access into a loft and fitted with boarding to the walls and concrete floor. Oil fired central heating boiler.

FRONT GARDEN



Front garden with lawn and well established shrub and floral borders with a good range of planting. Paving to the front door and paths to both sides (with wood store and space for bins to one side).

REAR GARDEN



Rear enclosed garden with lawn and again a great range of well established shrub and floral borders including: paving, patio and places to sit. There's concealed oil tank and garden shed with bin store and wood store to the side.

DIRECTIONS

From the A595 take the turn into Bothel by the Greyhound Inn. Then turn left into School Lane and proceed up the hill and the property can be found on the left hand side.

COUNCIL TAX

We have been advised by Cumberland Council (0303 123 1702) that this property is placed in Tax Band D.

VIEWING ARRANGEMENTS

To view this property, please contact us on 01900 829977

NOTES TO BROCHURE

Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. None of the appliances, heating system or fittings included within the sale have been tested or can be assumed to be in full working order. Purchasers are strongly advised to satisfy themselves by way of survey and their own enquiries. The brochure does not constitute a contract, part of a contract or warranty.

THE CONSUMER PROTECTION REGULATIONS 2008

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

MOVING WITH GRISDALES

Moving is an exciting time but only if everything proceeds smoothly. Whether you are selling, letting, buying or renting, we understand that moving home can be a very stressful and daunting prospect. That's why, at Grisdales, we work together as a team, giving dedicated support and advice every step of the way to help your move run as smoothly and efficiently as possible.

FREE MARKET APPRAISAL

If you are thinking of moving, we offer a completely free market valuation and appraisal of your existing home. We will advise you upon an asking price which accurately positions your property in the current market place, maximising viewings and your sale prospects.

LETTINGS AND MANAGEMENT

If you are interested in property as an investment, we can help you every step of the way from Buy to Let advice to effective property letting and management

SURVEYS AND VALUATIONS

We want your purchase to live up to those dreams, hopes and expectations. You need to know that your new home will not only be a sound investment, but also one which you will enjoy

without the worry of the unknown. Grisdales offer a wide range of survey and valuation reports to meet different needs all backed by the qualification, experience and knowledge of a Chartered Surveyor.

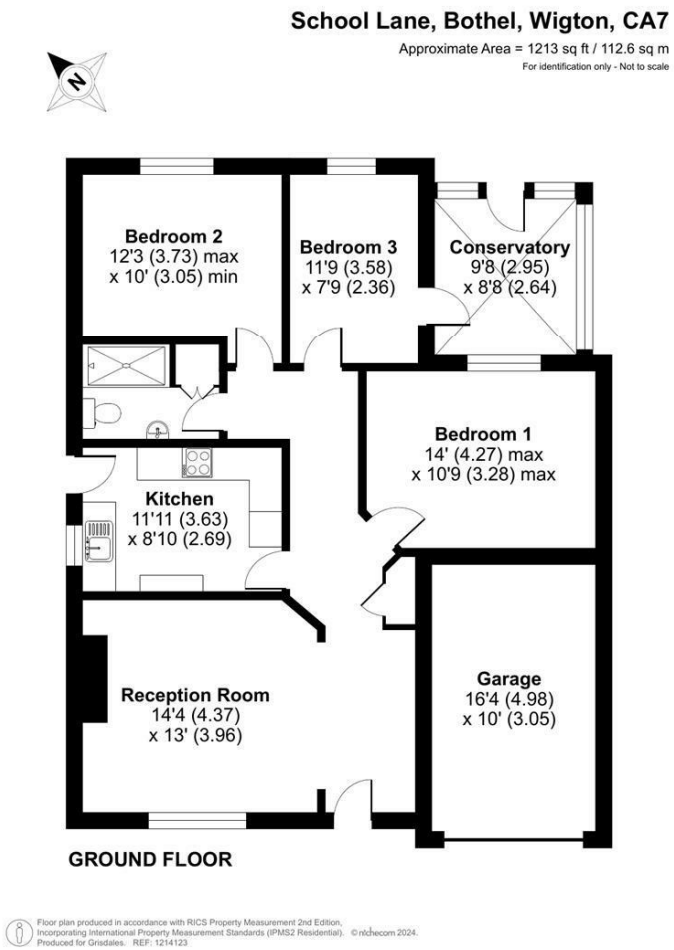
MORTGAGE ADVICE

Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

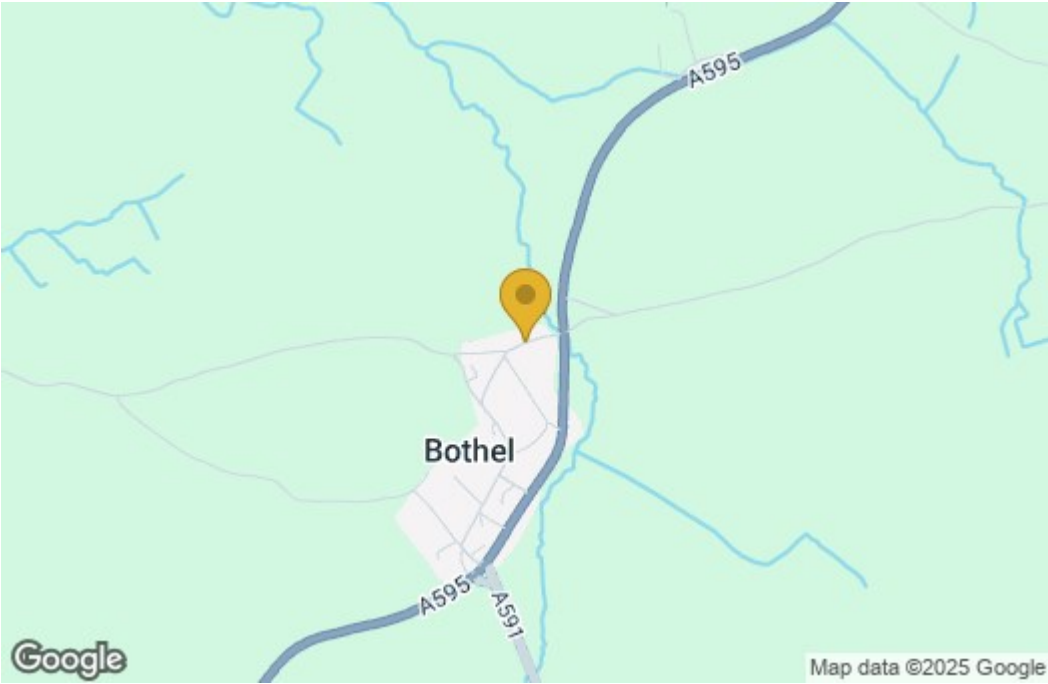
Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

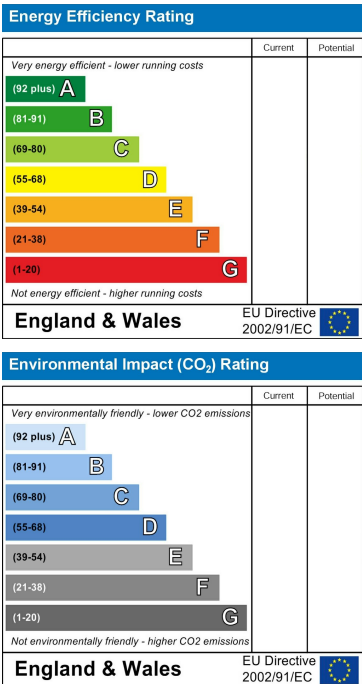
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.