



Keswick

37 Lakeland Park, Keswick, Cumbria, CA12 4AT

An immaculately presented modern detached two bedroom bungalow enjoying a delightful view to the majestic range of fells and a tranquil cul de sac setting with an open front outlook. Lakeland Park is a popular residential estate conveniently situated approximately one mile from Keswick town centre.

Offers over £475,000

Quick Overview

Modern detached two bedroom bungalow

Tranquil cul de sac setting on a popular residential estate

Less than One mile from Keswick town centre

Delightful rear view to the majestic range of fells

Open front outlook

Immaculately presented accommodation

Front and rear gardens

Garage and on-site parking



Property Reference: KW0410



Living Room



Kitchen



Sunroom



Bedroom One

Accommodation

Ground Floor:

Entrance Hall

With radiator.

Living Room

With radiator.

Kitchen

With fitted base and wall units, sink with mixer tap, ceramic wall tiling, integrated oven, hob, extractor unit, plumbing for washing machine and dishwasher, radiator, rear external door.

Bedroom One

Front bedroom with radiator, range of built in wardrobes.

Bedroom Two

Rear bedroom or sitting room with radiator, rear patio door.

Sunroom

With windows to two elevations, glazed rear external door.

Bathroom

With WC, wash hand basin, bath with shower over, ceramic wall tiling, heated towel rail.

Outside:

Front driveway providing on-site parking, side pathways, lawned front and rear gardens with stocked and shrubbed borders, rear paved terrace, garden shed.

Adjoining Garage

With electric light and power.

Services

Mains water, electricity, gas and drainage. Gas central heating.

Tenure

Freehold.

Council Tax

Band E.

Viewing

By appointment with Hackney and Leigh's Keswick office.

Directions

From Keswick town centre proceed onto Station Street and continue onto St John's Street and then onto Ambleside Road. Turn first right after Rogerfield into Lakeland Park.

Price

Offers over £475,000 are invited for consideration.



Bedroom Two / Sitting Room



Kitchen

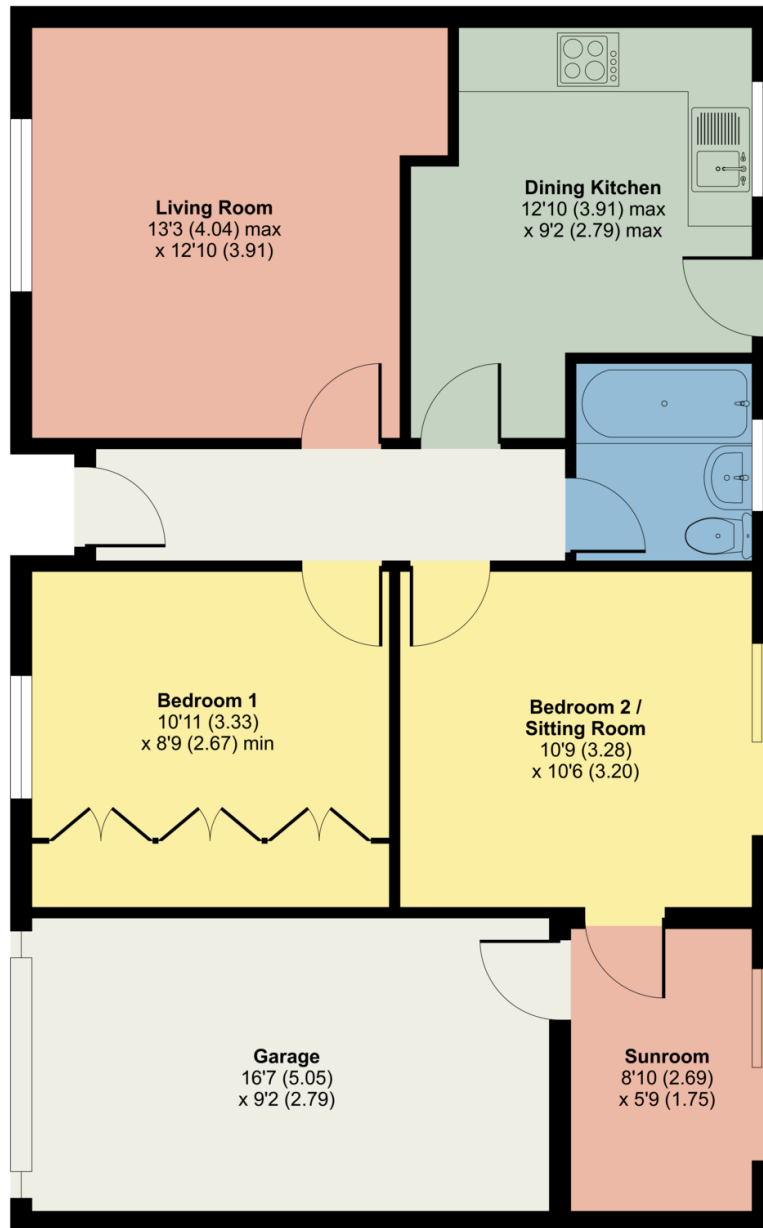
37 Lakeland Park, Keswick

Approximate Area = 661 sq ft / 61.4 sq m

Garage = 148 sq ft / 13.7 sq m

Total = 809 sq ft / 75.1 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Hackney & Leigh. REF: 1209598

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 12/11/2024.

Request a Viewing Online or Call 01768 741741