



7 Lough Wood Crescent, Carlisle, CA4 8FT

£260,000



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£260,000

7 Lough Wood Crescent

Carlisle, CA4 8FT

- Immaculate 3 Bed Semi-Detached House
- Primary School and Pub Close by
- Excellent Access to Arterial Transport Links
- Driveway Parking to the Front of the Property
- Contemporary Kitchen & Bathrooms
- Located in the Desirable Village of Scotby
- Countryside Walks from the Doorstep
- Lovely, Private Rear Garden Overlooking Countryside
- High Quality Fixtures & Fittings Throughout
- Early Viewing is Advised

We are delighted to present this exquisite semi-detached family home, in the highly sought after village of Scotby. This home has been beautifully decorated and cared for, viewing is highly recommended.

Downstairs has a thoughtfully planned living space, downstairs WC and a hallway leading to a gorgeous kitchen diner featuring sleek modern finishes and premium appliances which then seamlessly flows into the garden with patio area, lawn and views over the countryside. Upstairs benefits from a large family bathroom, primary bedroom with ensuite shower room and two further bedrooms.

Nestled within the desirable village of Scotby, this home enjoys the added advantage of being in close proximity to the renowned Royal Oak public house and the local junior school. For those seeking convenience and accessibility, this property offers easy access to major transport links including the M6, A6, and A69, providing a connection to Carlisle and surrounding towns and villages.



Entrance Hallway

Front door leading into the entrance hallway which has stairs off to the first floor and internal doors to the ground floor accommodation. Radiator.

Ground Floor W/C

This bright downstairs WC is accessed to the right of the front entrance and has low level w/c and a sink unit. uPVC window to the side elevation with opaque glass. Radiator.

Living Room

19'5" x 9'10" (5.94 x 3.02)

A spacious living room which has a uPVC window to the front elevation overlooking the front of the property. Fitted carpet. Radiator.

Kitchen Diner

17'5" x 9'3" (5.33 x 2.82)

This modern bright and spacious kitchen diner has a uPVC window overlooking the garden and uPVC French doors opening on to the rear garden patio. With plenty of counter space for those who love to cook, space for a washing machine, and integrated appliances including a dishwasher, oven, hob, extractor hood and fridge freezer. Ample space for dining furniture and an understairs storage cupboard. Radiator.

Upstairs Hallway

The bright upstairs hallway leads to all 3 bedrooms and the family bathroom. There is an overstairs storage cupboard and access to the loft via a hatch which is part boarded.

Primary Bedroom

12'9" x 9'6" (3.89 x 2.92)

The Primary Bedroom overlooks the front of the property via a uPVC window, and has built in wardrobes with plenty of storage space. This bedroom also benefits from an ensuite shower room. Fitted carpet. Radiator.





En-Suite Shower Room

A contemporary en-suite with a walk in shower cubicle containing a shower unit, a pedestal sink unit and a low level w/c. Part tiled walls. Chrome heated towel rail.

Bedroom Two

9'10" x 9'3" (3.00 x 2.84)

Currently used as a nursery, this bedroom boasts lots of space for storage and play, alternatively it would be a comfortable double bedroom and has a uPVC window to the rear elevation overlooking the garden and fields. Fitted carpet. Radiator.

Bedroom Three

9'3" x 7'4" (2.84 x 2.24)

Currently utilised a spare bedroom and dressing room, this bedroom overlooks the back garden and fields via a uPVC window and has plenty of space for a single bed (or pull out double as pictured) and a desk or drawers. Fitted carpet. Radiator.

Family Bathroom

7'6" x 5'2" (2.31 x 1.59)

A contemporary fitted bathroom suite which has a panelled bath with a shower unit over, a sink unit and a low level w/c. Part tiled walls recessed lighting. Chrome heated towel rail. uPVC window to the front elevation with opaque glass.

Outside

The outside space is brimming with potential, with a patio area, a garden mainly laid to lawn with defined borders and views over the open fields, this is a lovely country escape, perfect for those summer days! To the front of the property is a block paved driveway allowing ample off road parking for at least two vehicles. There is access to the rear garden via a gate to the side of the property.

Services

Mains drainage, water, gas and electricity. Fibre optic broadband.

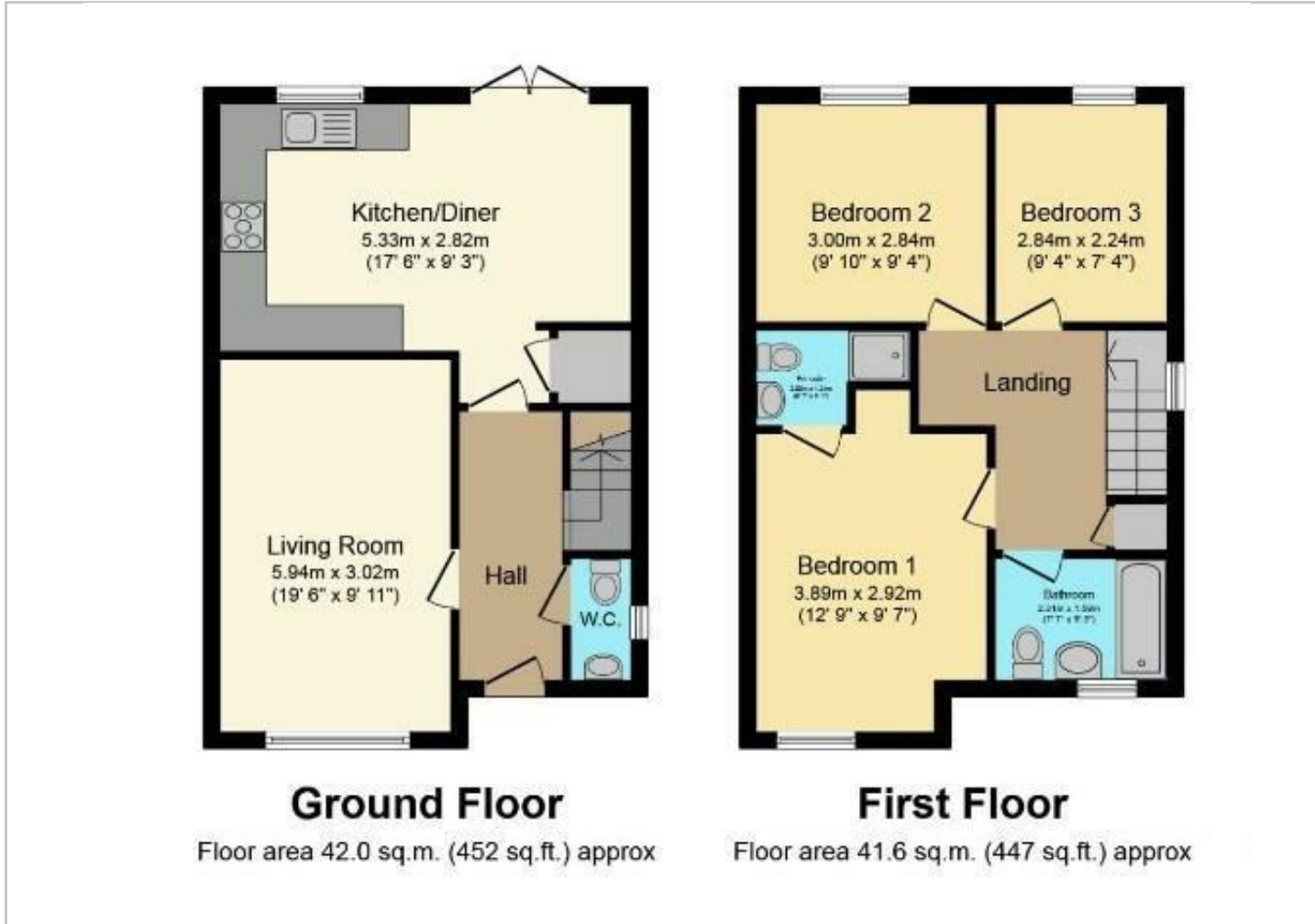
Directions

From the M6 North bound, exit at Junction 43 and at the roundabout take the third exit onto the A69 (keep in the right-hand lane). Turn right onto Scotby Road and continue through the heart of the village towards Cumwhinton. Lough Wood Close is on the right-hand side just off Broomfallen Road and Number 7 is on the left-hand side.





Floor Plans



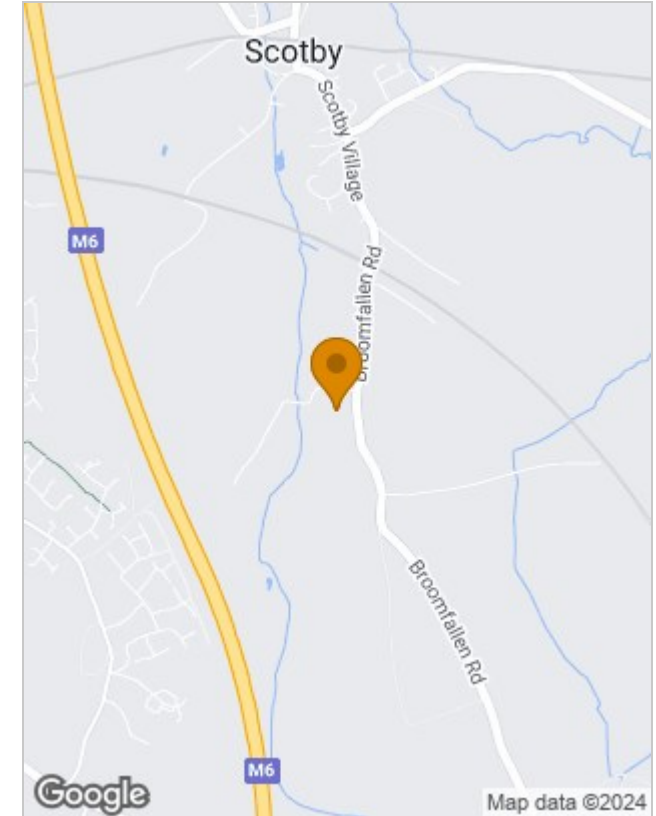
Viewing

Please contact our Lakes Estates Office on 01768 639300 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Penrith,
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Location Map



Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		84	95
(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	