



# Leasgill

£210,000

1 Sands View, Leasgill, Milnthorpe, LA7 7EX

Nestled amidst the charming scenery of Leasgill, 1 Sands View presents itself as a hidden treasure. This deceptively spacious ground floor apartment offers a picturesque countryside setting, alongside convenient off-street parking and a beautiful private rear garden.

Perfectly suited as a tranquil retreat for exploring The Lakes, this property enjoys a rural outlook, with views over surrounding fields and beyond whilst being situated in a prime location that ensures easy access to the nearby towns of Milnthorpe and Kendal.

## Quick Overview

- Well Presented Ground Floor Apartment
- Beautiful Countryside Views on your Doorstep
- Off Street Parking
- No Chain Delay
- Modern Shower Room
- Semi Rural Location
- Elevated Views
- Great Transportation Links
- Private Garden
- B4RN Broadband Available\*



1



1



1



D



B4RN  
Broadband



2 Allocated  
Parking Spaces

Property Reference: AR2574





Rear Garden



Entrance Hall



Living Room



Kitchen

**Location** Leasgill is a quaint village nestled in the scenic countryside of Milnthorpe, Cumbria. Located in the picturesque South Lakeland district, this charming hamlet offers a peaceful retreat amidst rolling green hills and idyllic landscapes.

Situated just a short distance from the bustling towns of Milnthorpe and Kendal, Leasgill benefits from its proximity to local amenities while maintaining its rural charm. Residents and visitors alike can enjoy the best of both worlds – the tranquillity of village life combined with easy access to shops, restaurants, and other conveniences.

Nature enthusiasts will find plenty to explore in the surrounding area. With the Lake District nearby, outdoor adventures abound, from scenic hikes and cycling trails to boating and fishing on nearby lakes and rivers.

With great transportation links including a bus stop on your doorstep which offers convenient access all the way up to Keswick and down to Lancaster.

**Property Overview** Step into this meticulously maintained ground floor apartment, where a spacious hallway welcomes you, perfect for stowing away muddy boots and coats after a day of exploring the scenery that surrounds. From the hallway, each room branches off seamlessly.

The inviting living room beckons with its access to the rear garden, inviting abundant natural light to flood the space. With ample room for entertaining and hosting family gatherings, you'll relish the panoramic countryside views afforded by its elevated position.

The modern kitchen is equipped with Siemens electric hob and oven, space for an undercounter fridge freezer, plumbing for a washing machine, and room for a dining table and chairs. The wood flooring and white tile splashback lend an air of contemporary elegance to the space.

Retreat to the spacious bedroom, offering ample storage solutions with built-in wardrobes and space for additional furnishings. Enjoy a serene outlook onto the garden, enhancing the sense of tranquillity and relaxation.



Completing this impeccable apartment is a sleek and stylish shower room, immaculately presented and finished with a walk-in shower, vanity sink, and W.C whilst the grey sleek tile walls and patterned tiled floor add a touch of sophistication to the space.

**Outside & Parking** Step outside to discover the tranquil haven of the enclosed rear garden, providing a serene retreat with a picturesque view. A meticulously maintained lawned area is adorned with shrub and flower borders, infusing the space with vibrant bursts of colour and enhancing the natural beauty of the surroundings.

Additionally, convenience meets practicality with the provision of two parking spaces located at the rear of the property. This thoughtful inclusion ensures effortless access and convenience for residents, further elevating the appeal and functionality of this delightful home.

**Directions** From Milnthorpe, travel towards Kendal and bear right into Heversham. Follow the road through, passing the church on the right and on into Leasgill. Continue along the same road and as you descend there is a cluster of properties on the right, turn left down the lane and the parking is on the right.

**What3Words** ///quilting.connected.letters

**Accommodation with approximate dimensions**

**Entrance Hall** 9' 8" x 11' 4" (2.95m x 3.45m)

**Living Room** 14' 2" x 13' (4.32m x 3.96m)

**Kitchen** 18' x 7' 5" (5.49m x 2.26m)

**Bedroom** 13' x 11' 6" (3.96m x 3.51m)

**Shower Room** 9' 8" x 6' (2.95m x 1.83m)

**Property Information**

**Services** Mains water and electricity.

**Council Tax** Band B - Lancaster City Council

**Tenure** Leasehold. Vacant possession upon completion.

**Viewings** Strictly by appointment with Hackney & Leigh Arnside Office.

**Energy Performance Certificate** The full Energy Performance Certificate is available on our website



Kitchen



Bedroom

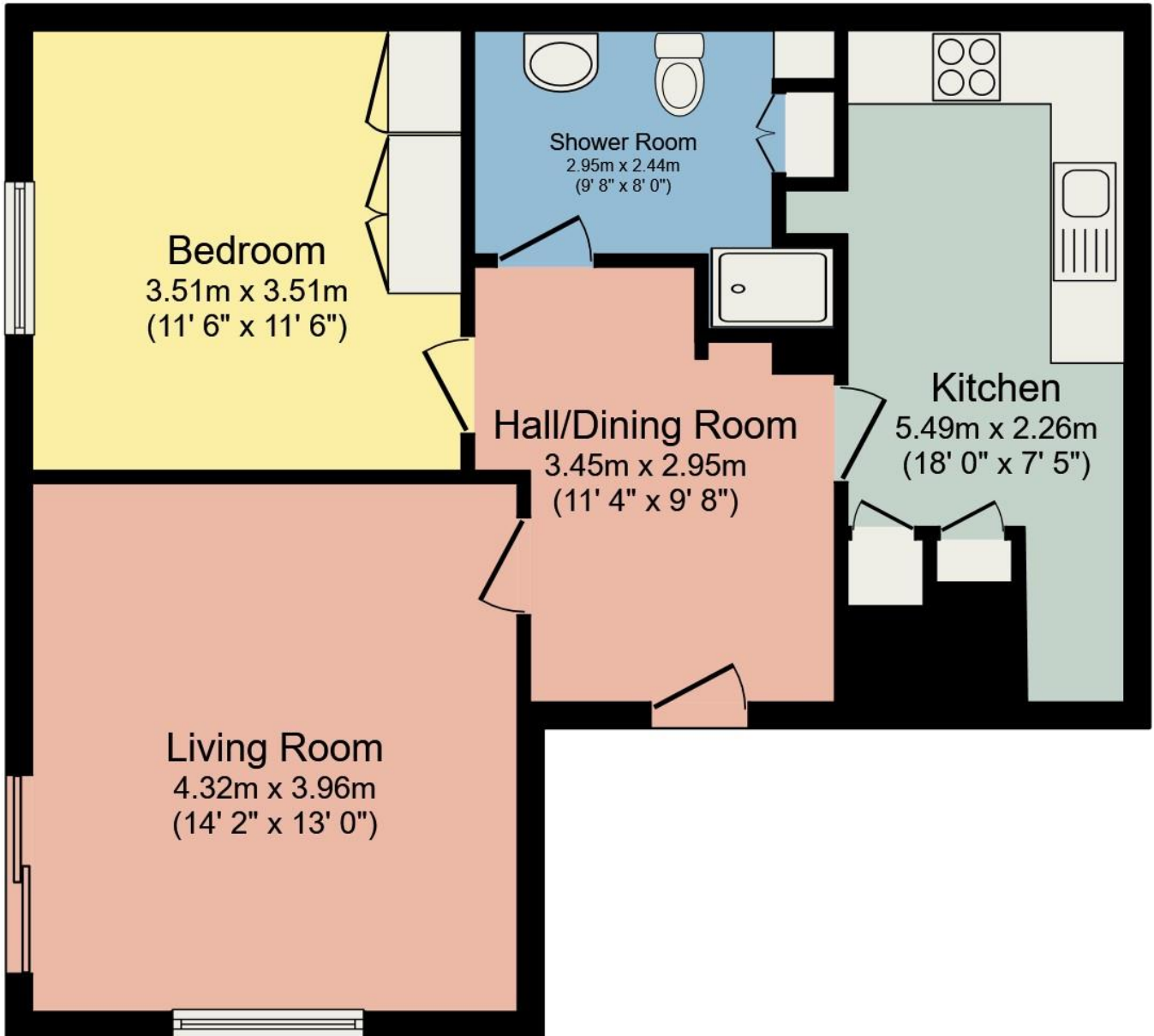


Shower Room



Rear Garden

# Leasgill, Milnthorpe



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 25/04/2024.