



Heversham

£275,000

12 Dugg Hill, Heversham, Milnthorpe, Cumbria, LA7 7EF

Welcome to 12 Dugg Hill, this true bungalow is set in the village of Heversham and creates a fantastic opportunity for anyone looking for a project, to take the next step on the ladder or to downsize. Set within a generous plot, this home offers two well-proportioned bedrooms, spacious garage, and plenty of potential for someone ready to put their own stamp on this home.

Quick Overview

Detached Two Bedroom Bungalow

No Onward Chain

Garage and Off Road Parking

Elevated Position

Excellent Potential To Update And Upgrade

Two Bedrooms, Two Reception Rooms

Desirable Peaceful Location

Walks From Your Doorstep

Close to Transportation Links

Ultrafast* Broadband



2



1



2



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Ultrafast
Broadband



Garage &
Driveway

Property Reference: AR2669



Living Room



Bedroom One



Bedroom Two



Dining Room

Stepping in to the home through the practical entrance porch, an ideal space for muddy boots after a walk in the beautiful countryside you lead into the hallway which has useful built-in storage.

The spacious living room benefits from a large double-glazed window, creating a bright and welcoming space and overlooking the front garden.

The dining room takes advantage of far-reaching views across Heversham and out towards the Kent estuary - a lovely spot for mealtimes and hosting, these scenic views continue to flow through into the kitchen, where another large window looks out across the landscape.

Just off the kitchen there is a useful pantry that provides additional storage, along with direct access into the spacious garage, offering room for one car and a small workshop area.

The family bathroom is conveniently located off the hall and features an easy access bath with an overhead shower, pedestal hand wash basin and w.c.

Bedroom One is a comfortable double and enjoys views over the front garden. Bedroom Two, again a double room boasts views of the rear garden, both rooms benefit from having ample space for freestanding furnishings.

Externally, the property includes parking for several vehicles, a sizeable front garden, and a generous rear garden accessed via a side path.

This home is perfect for those seeking lateral living in a desirable location. With excellent outdoor space, far reaching views, and the opportunity to update and upgrade.

This really is an exciting chance to make this property truly your own.

Accommodation (with approximate dimensions)

Kitchen 8' 6" x 9' 2" (2.59m x 2.79m)

Dining Room 11' 6" x 8' 5" (3.51m x 2.57m)

Utility Room / Pantry 3' 4" x 4' 2" (1.02m x 1.27m)

Bathroom 11' 1" x 4' 11" (3.38m x 1.5m)

Bedroom One 9' 5" x 11' 10" (2.87m x 3.61m)

Bedroom Two 11' 1" x 9' 5" (3.38m x 2.87m)

Living Room 11' 10" x 15' 11" (3.61m x 4.85m)

Garage 18' 0" x 10' 1" (5.49m x 3.07m)

Property Information

Services Mains gas, drainage, water and electricity.

Tenure Freehold (Vacant possession upon completion).

Council Tax Band D Westmorland & Furness Council

What3Words ///walking.sweeter.undertook

Directions From the Hackney & Leigh Arnside Office, proceed down Station Road, passing Arnside railway station on your left, turn right onto the B5282 and continue south towards Milnthorpe. When you reach the junction with the A6, turn left to head north towards Kendal. Drive through the village of Heversham, then turn right onto Dugg Hill. Follow the lane uphill until you reach number 12, which will be on the right-hand side.

Energy Performance Certificate The full Energy Performance Certificate is available on our website and also at any of our offices.

Viewings Strictly by appointment with Hackney & Leigh.

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Kitchen



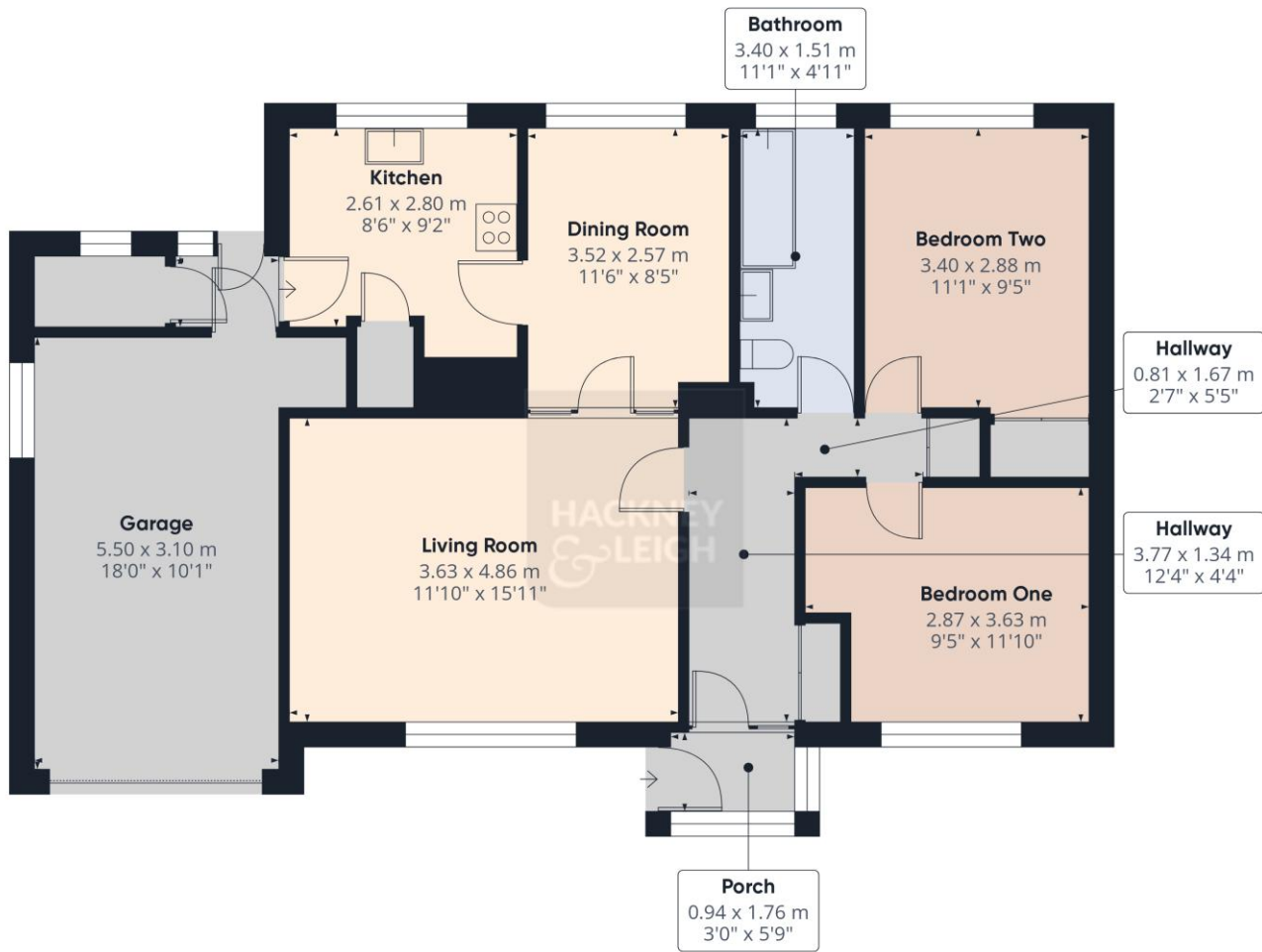
Bathroom



Garden



Garden



Approximate total area^m
91.1 m²
981 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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