



## Holme

£330,000

57 Trinity Drive, Holme, Cumbria, LA6 1QL

Nestled in the charming village of Holme, welcome to 57 Trinity Drive - a beautifully modern true bungalow designed for those who desire single-level living without sacrificing space. Situated in a sought-after residential area, this home enjoys a peaceful setting on a delightful corner plot, complete with a wraparound garden.

Holme is a well-connected village, offering easy access to Junctions 35 and 36 of the M6 and regular 555 bus services linking Lancaster, Kendal, and the Lake District—perfect for commuters. The village boasts a welcoming community with a pub, a primary school, and scenic countryside walks. Residents enjoy a vibrant community spirit with year-round activities for all ages, including toddler groups, walking societies, a cricket club, Holy Trinity Church, and a crown green bowling club.

### Quick Overview

Beautifully Presented Detached True Bungalow  
Nestled in the Sought After Village of Holme  
Ample Off Street Parking and Garage  
Wrap Around Garden  
Two Double Bedrooms  
Quiet Residential Location  
Nearby Bus and M6 Links  
Superfast Broadband Available\*



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TBC



Superfast  
Broadband



Drive way &  
Garage

Property Reference: C2495





Living Room



Kitchen



Kitchen Dining Area



Kitchen Dining Area

Step into this beautifully presented home through a spacious and inviting hallway, where modern touches set the tone for the rest of the property. Stylish wood-effect flooring flows seamlessly throughout, adding warmth and continuity to the space.

The well-proportioned living room is both bright and cosy, featuring sliding patio doors that open onto the enclosed garden-perfect for indoor-outdoor living. A striking log burner, set on a charming stone surround, serves as a stunning focal point, while the generous layout offers ample space for all your furniture needs.

At the heart of the home is the open-plan kitchen dining area, designed for both style and functionality. The kitchen boasts a range of sleek base and wall units, complemented by a stylish tiled splashback, an integrated Hotpoint oven, and an induction hob. There's plenty of space for a free-standing fridge freezer and plumbing for a washing machine. The dining area seamlessly connects to the kitchen, creating the perfect open-plan living space for entertaining or everyday family life.

There are two generously sized bedrooms, both finished in a neutral décor to create a bright and welcoming atmosphere. Bedroom one is enhanced by stylish wall panelling and a built-in storage cupboard, while the second bedroom is a well-proportioned double, providing ample space for comfort and versatility.

Conveniently located near the bedrooms, the contemporary shower room features a three-piece suite, including a toilet, pedestal sink, and shower cubicle, all complemented by tiled walls and flooring. For added practicality, the property also benefits from an additional beautifully upgraded separate W.C. located further down the hallway.

Occupying a desirable corner plot, the exterior of the home is equally impressive. The front garden is designed for low maintenance, with tiled stepping stones leading to the entrance. Ample off-street parking and a garage provide excellent convenience.

Gated access leads to the private, enclosed rear garden, which boasts a decked seating area-ideal for relaxation-and a well-maintained lawn. A spacious side garden, bordered by hedges for added privacy, offers a secluded retreat, perfect for keen gardeners or additional outdoor enjoyment.

#### Accommodation with approximate dimensions

Living Room 16' 2" x 13' 11" (4.93m x 4.24m)

W.C.

Kitchen 10' 8" x 7' 11" (3.25m x 2.41m)

Dining Room 11' 2" x 10' 4" (3.4m x 3.15m)



**Bedroom One** 11' 9" x 11' 4" (3.58m x 3.45m)

**Bedroom Two** 10' 8" x 8' 0" (3.25m x 2.44m)

**Shower Room**

**Garage** 15' 11" x 9' 4" (4.85m x 2.84m)

### Property Information

**Council Tax** Band C - Westmorland & Furness Council

**Services** Mains gas, electricity, water and drainage. Superfast broadband available.

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

**Rental Potential:** If you were to purchase this property for residential lettings we estimate it has the potential to achieve approximately £950 per calendar month. For further information and our terms and conditions please contact our office.

**Directions** From the Hackney & Leigh Carnforth office travel up Market Street turn left at the traffic lights onto the A6 North. Follow the road out of Carnforth and at the 3rd roundabout, take the A6070 to Burton in Kendal. Stay on the road through Burton and follow the road out of the village, taking the left hand turning signposted Holme. Continue over the motorway bridge onto Burton Road and follow the road round, passing the turning to Brookfield Close on the right hand side. Take the next right onto North Road, and take the first left into Trinity Drive. Follow the road and take the first left turning, continue along this road and the property is situated on your right hand side.

**What3Words** ///immunity.sunblock.sheets

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

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Bedroom One



Bedroom Two



Shower Room



Garden



## Trinity Drive, Holme, Carnforth, LA6

Approximate Area = 909 sq ft / 84.4 sq m

Garage = 147 sq ft / 13.7 sq m

Total = 1056 sq ft / 98.1 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Hackney & Leigh. REF: 1252396

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