



1 Beck Lane, Appleby



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£300,000



Key Features

- NO UPWARD CHAIN
- PRIME VILLAGE LOCATION
- 8 CAR RECEPTION PARKING
- DOUBLE GARAGE
- 19'10 LOUNGE
- EPC RATING D
- LEASEHOLD





Situated in the premier residential village of Appleby this detached bungalow offers generous 3 bedroom accommodation with 8 car reception parking and a double garage. Requiring some modernisation the home includes a 19'10 lounge, separate dining room and kitchen. In addition to the family bathroom there is a tiled shower. The gardens are primarily laid to lawn and the beech hedge ensures a good degree of privacy.

REAR ENTRANCE

A double glazed door with decorative inset and side screen opens to the Porch with tiled floor, exposed brick and door to the hall.

UTILITY 2.03m x 2.97m (6'8" x 9'8")

A fully tiled practical space with radiator, floor standing oil fired boiler, timber work top with deep glazed sink with cupboards under and over, plumbing for an automatic washing machine, tumble dryer and double glazed window.

SHOWER ROOM

Tiled to full height with a close coupled wc, wall mounted wash hand basin, fitted shower tray with electric shower, extractor fan and double glazed window.

HALL

A generous space with radiator in ornamental grille, triple cloaks cupboard and glazed door to the night hall.

KITCHEN 3.77m x 3m (12'5" x 9'10")

Appointed with a range of cream fronted units with contrasting grey tops to include a stainless-steel sink unit with cupboard under, 7 further base units together with 4 units at eye level, tiling to full height and to the floor, inset electric hob with extractor over and oven under, radiator, double glazed windows to the rear and side aspect and painted panelled ceiling.



DINING ROOM 3.64m x 3.03m (11'11" x 9'11")

A further dual aspect room with double glazed windows to the front and side, ceiling rose and radiator. Twin glazed doors open to

LOUNGE 6.07m x 3.64m (19'11" x 11'11")

A beautifully lit forward facing room with large double glazed picture window overlooking the garden, 2 radiators, coving and slate fireplace with inset electric fire and arched display niches to either side.

NIGHT HALL

Leading from the hall with radiator, coving, access to the roof space and large airing cupboard.

BEDROOM 1 3.64m x 3.61m (11'11" x 11'10")

A forward facing double room with double glazed window, radiator and fitted wardrobes to one wall.

BEDROOM 2 3.63m x 3.19m (11'11" x 10'6")

A rear facing double room with double glazed window to the side and matching french doors leading to the rear terrace, radiator, fitted desk and wardrobes forming a bedhead recess.

BEDROOM 3 3.63m x 3.03m (11'11" x 9'11")

A further forward facing double room with double glazed window, radiator and tiled floor.

BATHROOM 2.67m x 2.42m (8'10" x 7'11")

Appointed with a suite in white to include a panelled bath, pedestal wash hand basin, close coupled wc, chrome radiator, double glazed window and part tiled walls.

OUTSIDE

The property occupies a slightly elevated position and is fronted by a beech hedge beyond which there is a neat lawn with flower borders. Twin wrought iron gates open to a 4 car side drive which in turn leads to a generous rear reception area and detached double garage with carport. There is also an ornamental pond and a raised lawn with inset, a variety of fruit tree completes the property.



TENURE

We have been informed by the Vendors that the property is Leasehold subject to a peppercorn rent on a 999 year lease originally started on 17/10/1918 and due to end on 18/10/2917. Please confirm this via your Legal Representatives prior to commitment to purchase.

COUNCIL TAX

We understand that the latest Council Tax banding indicates that the property is a BAND D. We advise prospective purchasers to confirm this banding via the relevant local authority prior to legal completion.

FLOOR PLANS

The floor plans included are for identification purposes only and, as representations, are not to scale. The prospective purchaser should confirm the the property suitability prior to offer.

ANTI MONEY LAUNDERING AND REFERRALS

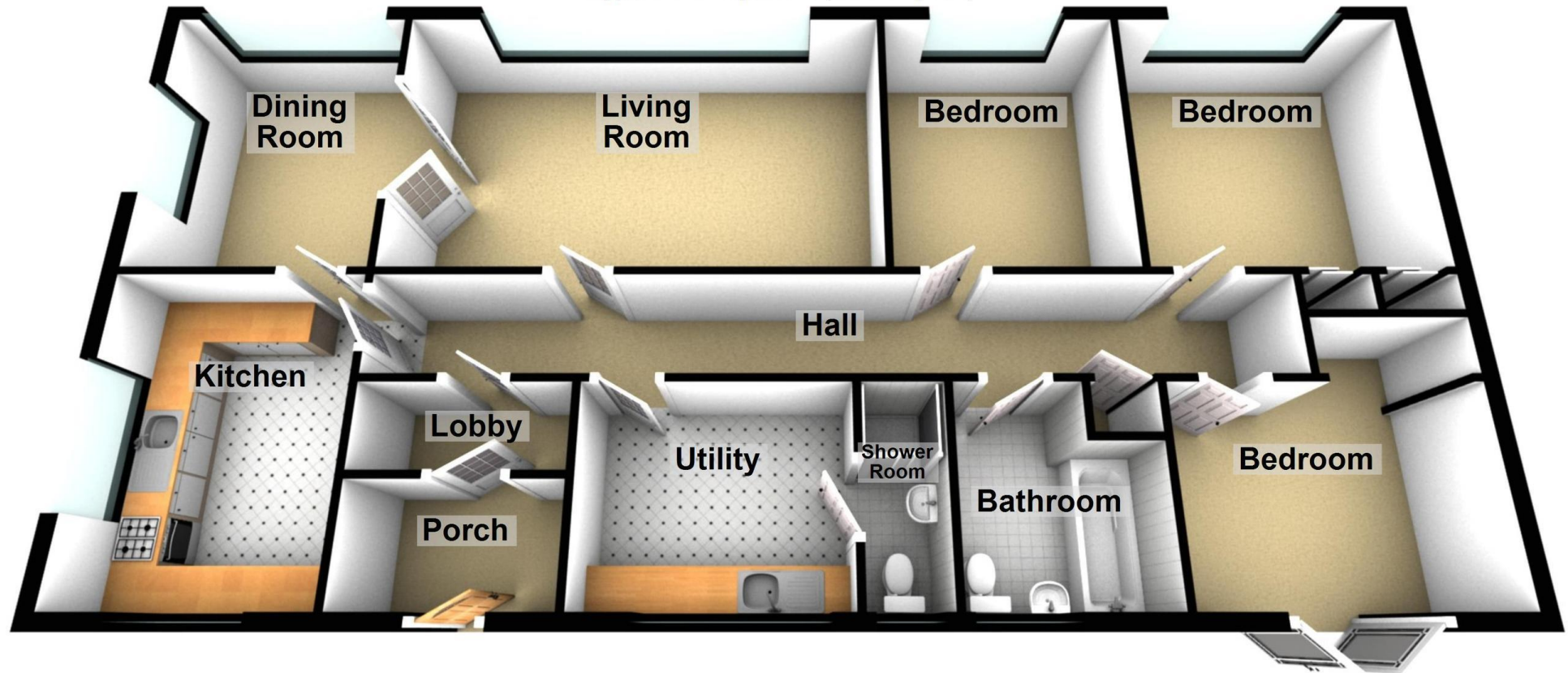
Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £200, if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you on to our in house solicitors. We may receive a fee of upto £200 if you use their services.



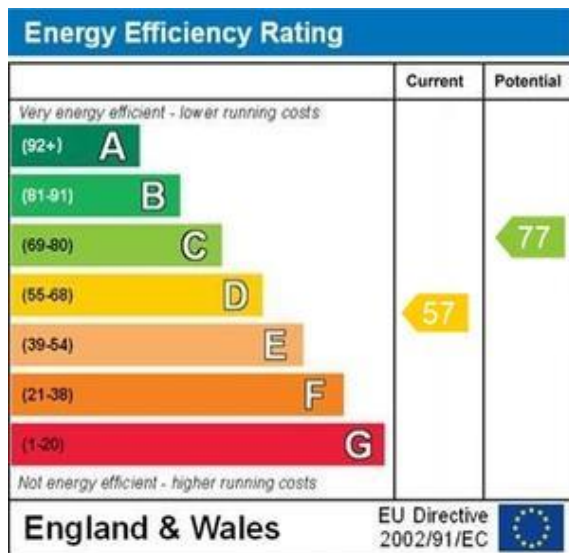


Ground Floor

Approx. 114.7 sq. metres (1234.1 sq. feet)



Total area: approx. 114.7 sq. metres (1234.1 sq. feet)



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