

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Glenapp, 1 Sherwood Park

Lockerbie, DG11 2DX

Offers Over £350,000



- Spacious Detached Family Home
- Wealth of Character with Period Features & Fireplaces Throughout
- Four Double Bedrooms
- Generous Attic Space
- Gated Driveway with Ample Parking & Detached Garage
- Beautifully Situated close to the Heart of Lockerbie
- Three Spacious Reception Rooms
- Family Bathroom with Separate WC
- Outstanding Gardens to the Front & Rear
- EPC - D

Tel: 01387 245898

# Glenapp, 1 Sherwood Park

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Offers Over £350,000



A once in a lifetime opportunity to purchase an outstanding detached family home, located on one of Lockerbie's most prestigious roads and within walking distance to the heart of Lockerbie. Boasting a wealth of character and period features throughout, including beautiful stained glazing and tiled fireplaces the home has been lovingly owned and cared for within the same Family since construction. Glenapp is ready to become a wonderful and everlasting home for a new family and is truly a property that you would be delighted to call home. From the moment you walk up the driveway through to taking in the grandeur of each room, a viewing is imperative to appreciate every aspect and detail.

The accommodation, which has gas central heating and majority double glazing, briefly comprises entrance vestibule, hallway, lounge, dining room, sitting room, kitchen, WC, pantry, rear hall to the ground floor with a landing, four double bedrooms, WC and bathroom to the first floor. Externally the property has a gated driveway, detached garage and gardens to the front, side and rear. EPC - D and Council Tax Band - F.

Located only a five minute walk from Lockerbie Town Centre, the property enjoys excellent access to many amenities including local shops, supermarkets, bakeries, cafes and personal beauty salons. Transport links through Lockerbie are excellent, with Lockerbie train station being on the West Coast mainline, the A74(M) being minutes drive away with the additional convenience of regular bus routes around the locality and beyond. Lockerbie Academy is within a short walk, perfect for young & growing families.

## ENTRANCE VESTIBULE

Entrance door from the front, internal door with original stained glazing toward the hallway and tiled flooring.

## HALLWAY

Internal doors to the lounge, dining room, sitting room, kitchen and WC, stairs to the first floor and radiator. A walk-in cloakroom with the electricity consumer unit and a single glazed window.

## LOUNGE

Three double glazed windows to the front aspect, two radiators and feature open fireplace.

## DINING ROOM

Double glazed bay window to the front aspect, two radiators and feature open fireplace.

## SITTING ROOM

Double glazed window to the rear aspect, radiator, built-in cupboard and feature open fireplace.

## KITCHEN

Fitted kitchen comprising a range of base, wall and drawer units with worksurfaces, breakfast bar and tiled splashbacks above. Integrated eye-level electric double oven, gas hob, extractor unit, two bowl stainless steel sink with mixer tap, space for a fridge freezer, space and plumbing for a dishwasher, radiator, double glazed window to the rear aspect, obscured double glazed window, sliding door to the pantry and internal door to the rear hall.

## PANTRY/UTILITY ROOM

Space and plumbing for a washing machine, wall-mounted gas boiler and an obscured double glazed window.

## REAR HALL

Obscured double glazed window and external door to the side driveway.

## WC

Comprising WC, pedestal wash hand basin, radiator, obscured double glazed window and under-stairs cupboard.

## LANDING

Stairs up from the ground floor with original single glazed stained window on the staircase with secondary glazing unit, internal doors to four bedrooms, WC and bathroom, radiator and doorway to the store housing the ladder to the attic.

## BEDROOM ONE

Three double glazed windows to the front aspect, radiator, built-in cupboard and feature retained tiled fireplace.

## BEDROOM TWO

Three double glazed windows to the front aspect, radiator and feature retained tiled fireplace.

## BEDROOM THREE

Double glazed window to the rear aspect, radiator and built-in cupboard.

## BEDROOM FOUR

Single glazed window to the front aspect and radiator.

## BATHROOM

Comprising pedestal wash hand basin, bath, shower enclosure benefitting a mains powered shower, part-tiled walls, radiator, built-in storage/airing cupboard housing a radiator and an obscured double glazed window.

## WC

WC, radiator and obscured double glazed window.

## ATTIC

Accessible via a ladder, the attic includes two double glazed Velux windows, double glazed window to the rear aspect, lighting and power points internally.

## EXTERNAL

Accessing the property via a double gated entrance from Sherwood Park, leading to a large block-paved driveway allowing on-site parking for multiple vehicles. To the front of the property is a generous lawned garden with mature trees and hedging, with the lawn extending to the side of the property to the rear. The block paved driveway extends down the additional side of the property towards the detached single garage. Within the rear garden you have a large lawned garden with a large mature border to the bottom of the garden, including trees and shrubs. An access gate at the bottom of the garden provides direct access to the rear lane, allowing easier access into Lockerbie town.

## GARAGE

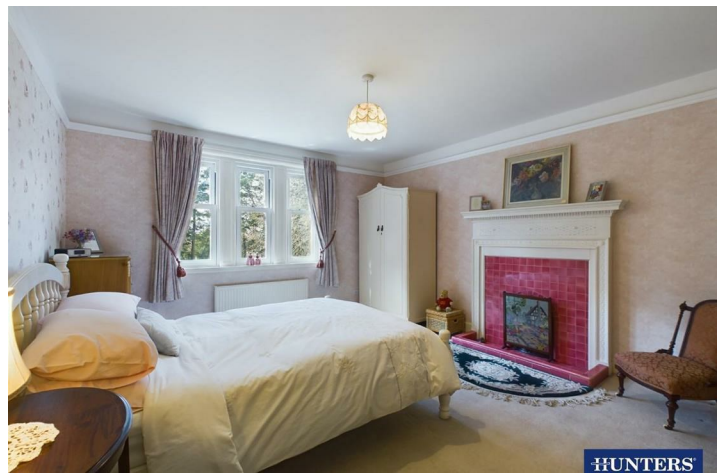
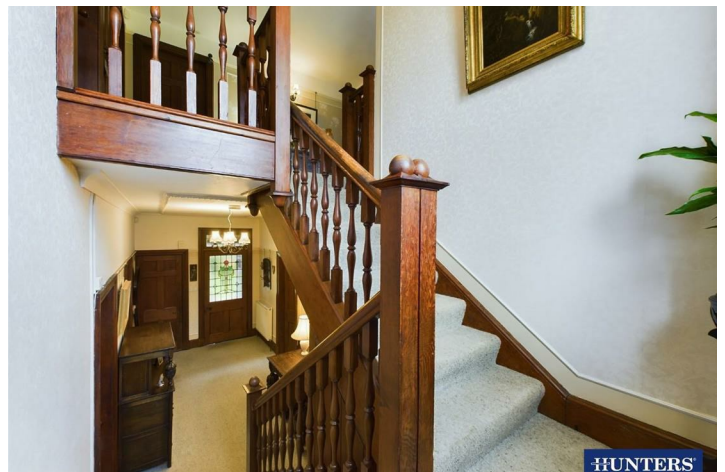
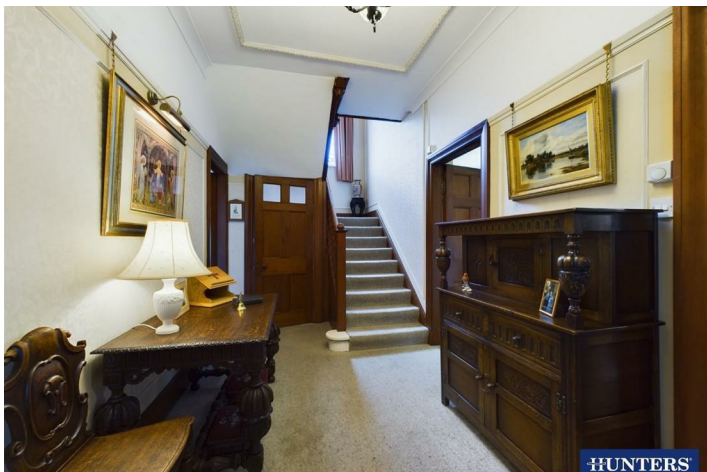
Manual up and over garage door to the front driveway, double glazed window, power and lighting internally.

## WHAT3WORDS

For the location of this property please visit the What3Words App and enter - wing.inspects.wimp

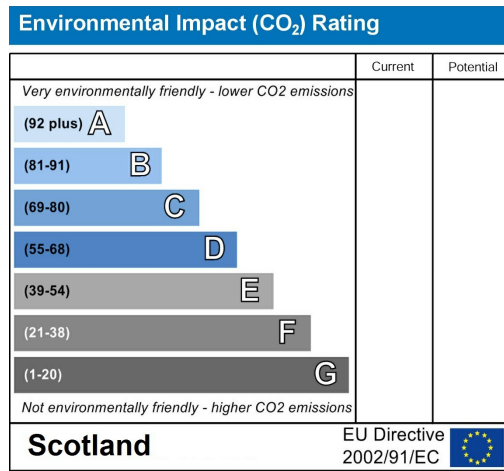
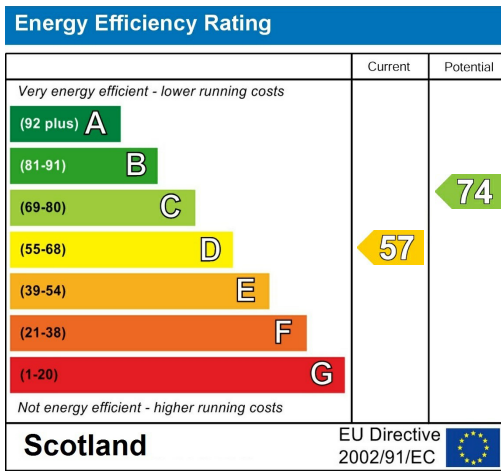
# Floorplan







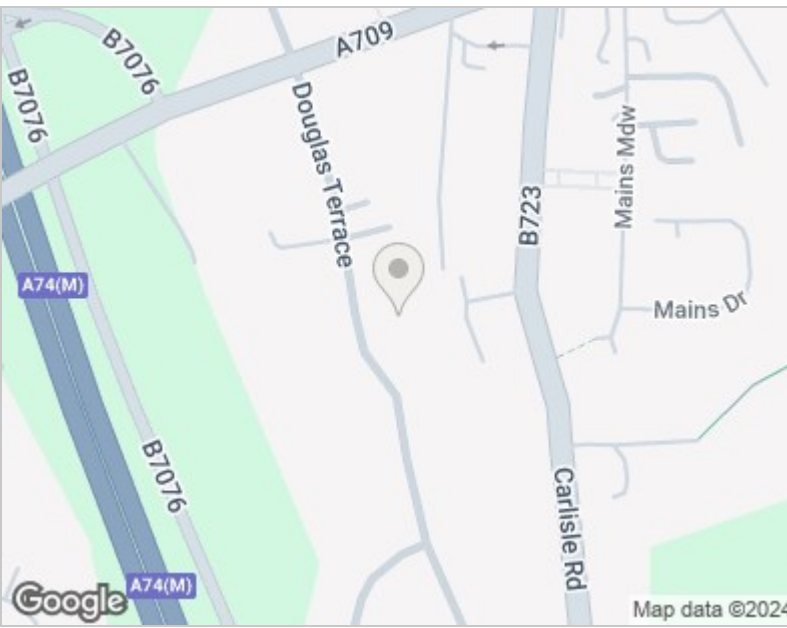
### Energy Efficiency Graph



### Viewing

Please contact our Hunters Carlisle Office on 01228 584249 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map



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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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