



Lane Cove

Grassgarth Lane, Ings, Cumbria, LA8 9QF

Guide Price £500,000

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Lane Cove is beautifully presented, deceptively spacious, detached property with a garden and parking in a delightful setting which affords lovely views of the surrounding countryside. Lane Cove is a modern home that offers level living and will no doubt appeal to first and second homeowners and offers the benefit of a highly accessible Lakeland location with local walks straight from the doorstep. Internally offering a sitting room, an inviting kitchen and separate dining room, three bedrooms, a bathroom and one ensuite shower room. In addition, there is an integral garage which is now used a utility/storage room. Outside you will find well stocked gardens and several seating areas to make the most of the sunshine or shade depending on your preference. Located at Ings between Kendal and Windermere, Lane Cove offers great accessibility for local facilities with the road, bus and rail network. Highly recommended for those seeking a turn-key solution - there's also scope to create additional bedrooms in the loft and garage/utility, subject to planning regulations should you wish to put your own stamp on the property.

A location that is handy for all that Staveley (1.9 miles), Windermere (2.4 miles) and Kendal (6.8 miles) has to offer in terms of educational, recreational, commercial and retail facilities. Access to the M6 is at Junction 36 and for train travel, with Windermere and Staveley stations nearby that run directly to Manchester airport and Oxenholme on the main West Coast railway line is 10.2 miles distant. In Ings itself there is the Watermill Inn and Brewery, BP service station and general store, Bike Treks and just up the road, the Lakeland Farm Visitor Centre – a favourite with visitors and locals alike for their super farm shop, butchers and great café (serving amongst other things, brilliant breakfasts, cracking cakes and lovely lunches). If you have children and are thinking of schooling, there are primary schools in Staveley and Windermere and secondary schools in Troutbeck Bridge and Kendal with The Windermere private school not too far away.





Sitting room

A delightful light and bright room with a door through to the kitchen. Dual aspect windows to both the front and side of the property offering lovely countryside views. An open fire sits in a feature Lakeland slate fireplace and matching hearth. Coving to the ceiling and radiator.

Kitchen

A modern country style kitchen with a good range of cream wall and base units and laminate work top. There is an electric induction hob with extractor fan above. A fitted electric oven, sink unit and fitted microwave. Space for freestanding dishwasher and under counter fridge. Dual aspect windows offering lots of natural light and beautiful Karndean flooring. A doorway leads through to the dining room.



Dining room

A good sized room which is ample big enough to accommodate a family sized dining table. There is a window and an external door out to a patio area at the rear of the property. Karndean flooring and radiator.

Utility room

Formally an integral garage, now transformed into a utility/storage room, which has a fitted range of wall and base units, space and plumbing for a washing machine and a sink. There is a floor standing boiler and sliding patio doors out to the garden.





Bedroom 1

At the front of the property is a large double room with ensuite. There is a large picture window with beautiful countryside views. A radiator and coving to the ceiling. The ensuite shower room is modern and offers a shower cubical with aqua board laminate panels to the walls, WC and wash basin sat on a rustic wood plinth. With spot lights and a ladder style towel rail.



Bedroom 2

A second large double room with dual aspect overlooking both the side and the rear of the garden, with a radiator and coving to the ceiling.



Bedroom 3

A small double with window overlooking the rear of the property, with a radiator and coving to the ceiling.



Bathroom

A modern luxurious bathroom, comprising of a bath with a hand held shower head, WC and a wash basin sat on a rustic wood shelf. Karndean flooring and Aqua board laminate panels in a wooden effect on the wall. There is a window, electric under floor heating and a chrome ladder style radiator.





Outside

There is driveway offering parking for three to four cars and wrap around gardens. To the front there is a lawn with a meandering gravel path, with mature bushes and shrubs. Various patio terrace style seating areas offering plenty of places to find sun or shade depending on your preference at different times of the day. At the rear of the garden there is raised rockery style garden covered with small pea size gravel for low maintenance.

Tenure

Freehold

Services

Oil heating, mains water and electric, private sewerage treatment plant, newly installed and located in next doors garden with an easement in place.

Council tax band

E

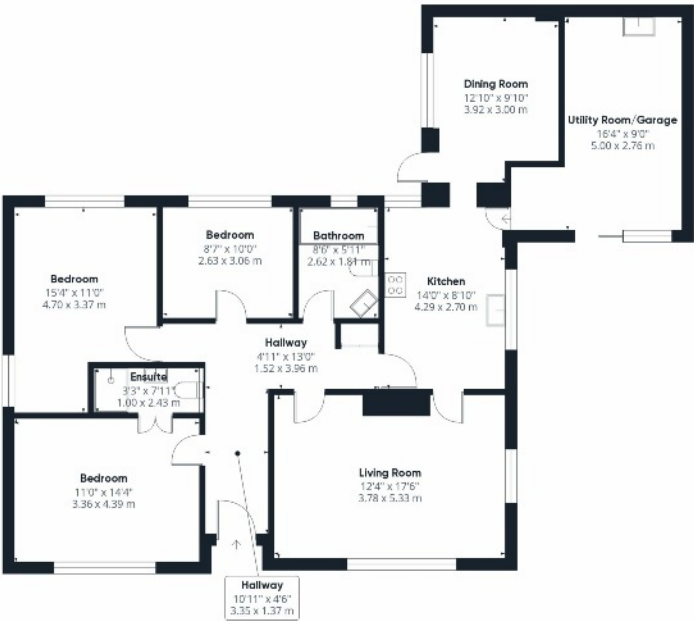
Internet speeds

Superfast speed of 80 Mbps download and for uploading 20 Mbps as per Ofcom website available.

Directions

Travelling along the A591 from Kendal towards Windermere and approaching lngs, the BP garage is on the left. The turning for Grassgarth Lane is shortly afterwards being first on the right. Turn here and Lane Cove is the second driveway on the left.





Floor 0



Floor 1

Approximate total area¹⁾

2212.95 ft²
205.59 m²

Reduced headroom

641.06 ft²
59.56 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewing is strictly by appointment with the sole agents
The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details are correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.