



# 14 Collingwood Close

Coniston LA21 8DZ

Guide Price £325,000



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14 Collingwood Close is a well proportioned two bedroom detached bungalow situated on a good size plot in a popular residential area. Although the property will require moderisation throughout, in addition it does also have a felt roof. Offering various possibilities, whether for extension or as there is an attic room which could be converted into conventional accommodation.

The property benefits from a private drive with parking for a couple of vehicles and a private rear garden with fells views. The property would suit a variety of buyers whether as a main residence, second home or a holiday let.

Collingwood Close is a popular residential cul-de-sac just a short level walk from the centre of Coniston village. Made famous for its connections, to Donald Campbell and John Ruskin. Coniston has a vibrant village community, a good range of facilities and amenities including shops, cafes, public house Doctors and some excellent sporting facilities and outdoor adventure. The village has both well regarded primary and secondary schools.





Recess open porch with a slate roof and UPVC door. Leading into the;

### Hallway

Lakeland stone tiled floor and feature Lakeland stone tiled wall and pine panelled ceiling. Leading through to the;

### Sitting/Dining room

A well proportioned light and airy triple aspect room with open fire and a feature slate surround and hearth as well as a feature stone wall. Attractive view over the rear garden. Service hatch through to;



### Kitchen

A selection of white fronted wall and base units with glass wall display units. With a 1.5 stainless steel sink unit and mixer tap. Integrated microwave oven, fridge and plumbing for a washing machine. Part wall tiled with tiled floor. Rear garden views. Rear glazed door.



### Front Bedroom One

Spacious double room with attractive view over the garden towards surrounding countryside.

### Rear Hallway

Leads to a useful pantry with shelving and wall mounted gas central heating boiler. Internal access into the garage.

### Bathroom

Three piece white suite comprising panelled bath with shower over, pedestal wash basin and WC. Partially wall tiled with a cylinder tank.



### Rear Bedroom Two

Spacious twin room with view over the rear garden. Open staircase leading to;

### Attic room

With restricted head height. Possibly suitable as study or occasional bedroom. Feature circular window and vaulted ceiling. Access into the remaining attic housing the water tank, providing a useful storage area which could be converted if desired with relevant permissions.

### Outside

Approached by private drive providing parking for at least two vehicles. Plus integral garage with up and over door. Housing consumer unit, electric and gas meters. There is a front garden area with side access to the spacious rear enclosed garden. Majority paved with a west facing aspect with attractive fell views.





**Services**

Mains services connected. Gas central heating.

**Tenure**

Freehold. Vacant possession on completion.

**Council Tax Band**

E

**Broadband**

Superfast 80Mbps download speed and 20Mbps upload speed.

**Directions**

Approaching Coniston from Ambleside, enter the village with the bowling green and cricket ground on the right, Collingwood Close is opposite on the left. Once turned into the cul de sac number 14 continue straight ahead, veering right at the end and the property can be found on the right hand side towards the end of the cul de sac.



**What 3 words.**

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Score	Energy rating	Current	Potent
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

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.