



# 3 Loughrigg Meadow

Ambleside LA22 0DZ

Guide Price £525,000

# 3 Loughrigg Meadow

## Ambleside

3 Loughrigg Meadow is a well proportioned light and airy three bedroom modern link detached house set on a good size plot in an ideal position in the popular residential area of Loughrigg Meadow in Ambleside. The property is immaculately presented and well maintained with the option of also putting your own stamp on. Enjoying a sunny aspect with fell views, gardens to the front and rear with a private drive and garage and also benefits from UPVC double glazing. Only a short level walk to the wide variety of amenities that the town has to offer including shops, restaurants, public houses, Primary School and Churches. The property has no chain and would make an ideal family home, second home/holiday retreat.







### Accommodation

Step to UPVC front door into wide hallway with open staircase.

### Under Stair Cloakroom

Useful use of the space creating a cloakroom with coloured WC and wash hand basin with wall unit. Shaver point and extractor fan.

### Kitchen

Selection of beech effect wall, base and glazed display units with contrasting worktop and pelmet lighting. 1.5 stainless steel sink unit with mixer tap and overlooking the rear garden. Ceramic four ring electric hob and fan oven with extractor. Under counter fridge. Serving hatch through to the lounge. Linoleum floor. Leading through to:

### Breakfast Room

Bright and airy room with views over the garden and glazed UPVC door and steps down to the patio and lawn area. Built in useful storage cupboards. Integral access into:

### Garage

Good size garage with electric up over door. Housing Valliant gas boiler, gas and electric meters and fuse box. Linoleum floor. Additional side glazed door to access the front of the property. Plumbing for a washing machine with base and wall units.





### Living Room/Dining Room

Spacious and attractive dual aspect room with double patio doors stepping down to the rear garden. Full length front window creating plenty of light and views over front garden towards Red Screes.

### First Floor

Wide landing and attic glazed hatch to create light above. Airing cupboard with plenty of space and shelving.

### Front Bedroom One

Spacious double room with superb views over the front garden towards Red Screes. Built in triple wardrobe with glazed mirrored panel.

### Rear Bedroom Two

Dual aspect double room with built in double wardrobe. Views across the rear garden.

### Front Bedroom Three

Good size single room with attractive views over the front garden towards Red Screes. Built in slimline cupboard over the stairs.

### Bathroom

Three piece white suite comprising walk in generous shower with glazed screen and shower panelled walls. Vanity units with integrated wash hand basin unit and WC. Wood effect flooring. Chrome towel rail and large mirror reflecting light. Inset lighting and a wall light.







### Outside

The property is approached via a private tarmacadam drive with parking for two/three vehicles. Well maintained front lawn with an attractive selection of planted borders. Good size rear garden, paved patio, well established collection of shrubs and bushes. The garden has a lovely sunny aspect and has views towards Loughrigg.

*Please note: A small development of properties are being built in the vicinity of the Loughrigg residential area. Further information is available.*

### Tenure

Freehold.

### Services

All mains services are connected. Gas central heating.

### Council Tax Band

F

### Broadband

Ultrafast download speed of 1000 Mbps and upload speed of 1000 Mbps as per Ofcom website.

### Directions

From our office on Kelsick Road, continue up to the top of the road and bear right on to Lake Road. Take the left hand lane passing Hills Garage then take the next right on to Loughrigg Avenue. Proceed to the bottom of the hill, turn right then turn left and the property is the third plot on right.

### What3words

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Floor 0



Floor 1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	63 D	
39-54	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.