



# 48 Lake Road

Ambleside LA22 0DF

Guide Price £595,000

# 48 Lake Road

## Ambleside

A well presented, three bedroom semi detached property. Originally built circa the 1930's and modernised in recent years creating an excellent residence with a combination of modern appointments and traditional features. The hub of the house is a superb contemporary kitchen/diner with an attractive west facing aspect and sliding patio doors leading to the rear garden.

A versatile property whether as a permanent residence or potentially as an ideal second/holiday home.

Positioned in a gently elevated position above the road providing lovely fell and country views to the front and rear with a sunny aspect. The property benefits from UPVC double glazed windows, gas central heating and has recently been refurbished and updated by the present owners to include modern streamlined newly installed kitchen and bathroom installation. Currently an ideal family home in a convenient position with parking and low maintenance gardens to front and rear.

Set on the south side of Ambleside centre convenient for all village amenities including a wide range of shops, restaurants, together with local school, Churches and playing fields.







### Accommodation

Open porch leading to front door into wide hallway with windows and open staircase. Under stair cupboard providing useful storage and housing the gas central heating boiler. Leading to:

### Living Room

A light room with feature bay window and recently installed wood burning stove on a slate hearth with oak mantle, feature recess alcove shelving and cupboards. Views towards Wansfell Pike over the front garden. TV point.

### Kitchen/Diner

Generous dual aspect room with a newly installed contemporary range of wall and base units with inset sink with mono tap. Quality Silestone work tops, upstands and breakfast bar. Equipped with a superb range of appliances including integrated double electric ovens, built in overhead extractor fan, 4 ring induction hob, dishwasher, dryer and plumbing for a washing machine. Complimentary grey laminate wood effect flooring, wall lights and inset ceiling lights. Feature horizontal and vertical anthracite radiators. Semi glazed rear UPVC door and sliding patio doors with external sheltered porch canopy.

Snug Area, enjoying a cosy wood burning stove on a slate hearth. Lovely western view towards Loughrigg, Coniston Old Man and Black Fell.



## First Floor

Landing leading to;

### Front Bedroom One

Good size double room with painted oak fronted fitted wardrobes and TV point. Enjoying lovely views towards Wansfell Pike.

### Rear Bedroom Two

Well proportioned double room with fitted wardrobes and useful recess for a TV. Views over the rear garden towards Loughrigg and Coniston Old Man. TV and telephone point.

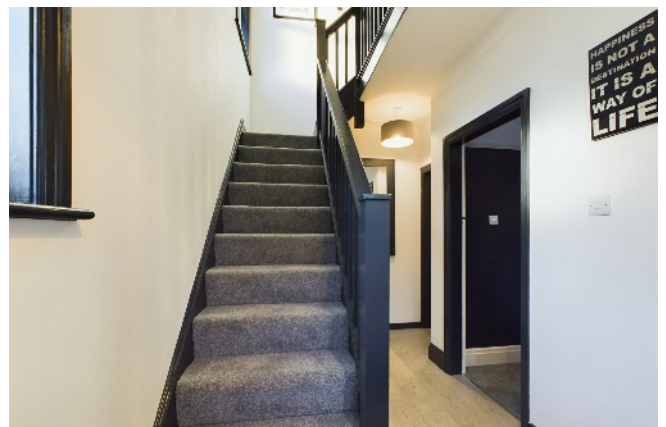


### Front Bedroom Three

Spacious single room with attractive view towards Wansfell Pike. TV point and loft access that has recently been fully boarded and re-insulated providing a useful storage facility or workspace with velux window providing good views.

### Bathroom

A modern newly created four piece suite comprising of freestanding bath, corner shower cubicle with rain head shower, WC and pedestal wash hand basin. Electric under floor heating, fully tiled floor with partial tiled walls. Heated towel rail and extractor.







### Outside

The property is approached via a private tarmac drive providing off road parking for two vehicles. To the front of the property there is an enclosed terrace with wonderful views towards Wansfell Pike. The side access leads to an enclosed split level garden with a combination of two patio areas and low maintenance artificial grass. Enjoying a sunny western aspect with views towards Loughrigg and Red Screes. Highly useful storage shed.

### Services

All mains services are connected. Gas fired central heating.

### Tenure

Freehold. Vacant possession on completion.

### Council Tax Band

'E'.

### Broadband

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

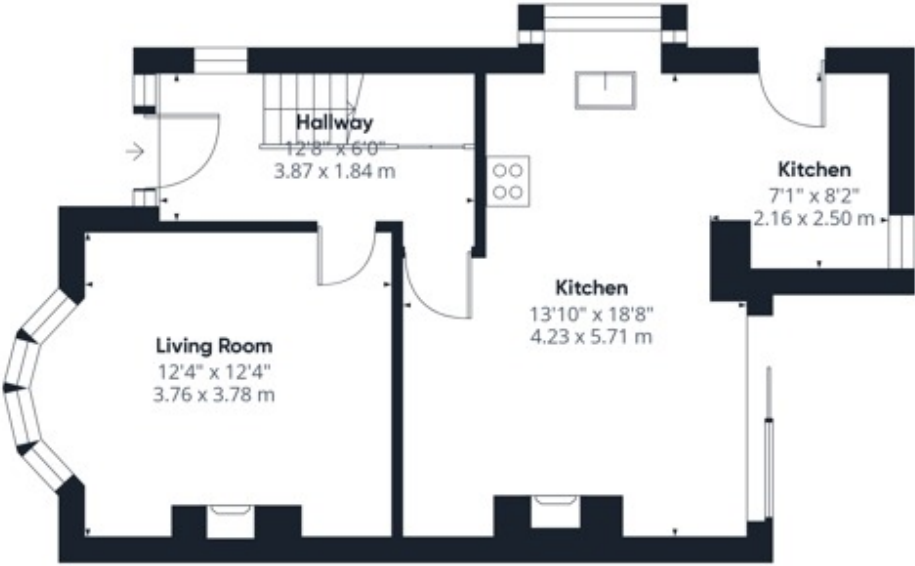
### Directions

From our office on Kelsick Road continue up the road turning right onto Lake Road, immediately turn into the left hand lane and proceed down Lake Road past the BP petrol station, continue for approximately 150 yards and the property is on the right hand side.

### What3words

///elaborate.ranked.unleashed





Floor 0 Building 1

Approximate total area<sup>(1)</sup>  
967.69 ft<sup>2</sup>  
89.9 m<sup>2</sup>

(1) Excluding balconies and terraces



Floor 1 Building 1

### Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	56 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.