



41 Lake Road

Ambleside, Cumbria, LA22 0DF

Guide Price £795,000

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Ambleside, Cumbria

A newly renovated three bedroom and three bathroom detached dormer bungalow with garden and generous parking. The hub of the house is a superb contemporary kitchen/diner with an attractive aspect through bi fold doors over the patio and raised terrace.

A versatile property whether as a permanent residence or potentially as an ideal second home or holiday let. Gross annual projected income TBC.

Positioned on a short level walk into the village of Ambleside, the property benefits from modern combination of wooden, UPVC and aluminum anthracite double glazed windows, oak doors with antique hardware, wet under floor heating throughout the ground floor, with individual zone heating control pads. This delightfully property has recently been totally refurbished with a tasteful appointments of a streamlined kitchen and bathroom installations. Extremely convenient position with generous paved parking and low maintenance gardens to front and rear.



Accommodation

Painted wooden glazed front door with surrounding glazed panels, leading into;

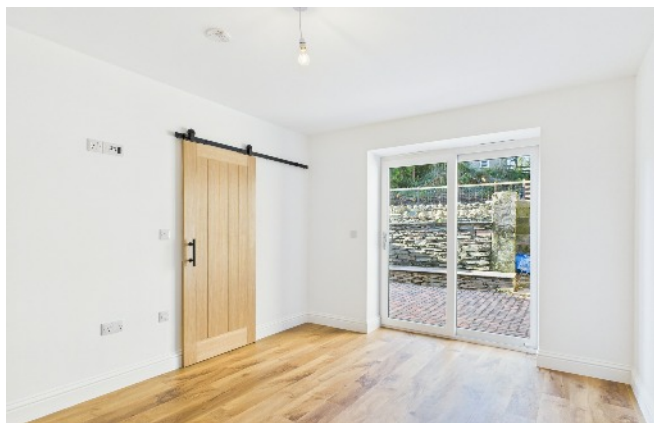
Entrance Hall

Welcoming wide area with partial panelled painted walls, Karndean oak effect floor, open oak staircase with under stair cupboard. Concealed consumer unit and smart electric meter.



Living Room

Spacious room with high feature bay window with super view towards Wansfell Pike. TV point.



Rear Bedroom One

A well proportioned light double room with UPVC sliding patio doors providing access to the patio and outlook to the garden. TV point. Karndean oak effect floor.

En suite

Sliding oak door into a modern three piece white suite comprising of double shower cubicle with rain head and shower attachment, vanity wash hand basin with mixer tap and WC. Majority wall tiled, illuminated mirror, oak floor and extractor fan.

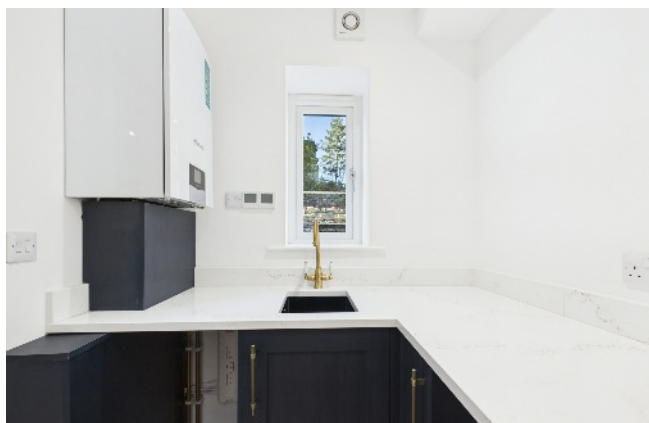
Cloak Room

With WC and wall hung wash hand basin with mixer tap. Extractor fan and Karndean oak effect floor.



Kitchen/Diner

Stunning open plan triple aspect room with extensive selection of modern navy wall, tower units one housing 70/30 integrated fridge freezer and one with pullout shelving as well as deep drawers and base units with antique brass ware. Tactile caramel veined marble granite work tops, splash back and up stands. Inset composite sink unit with instant hot water mixer tap and grooved drainer. Integrated appliances also include induction hob, feature ceiling stainless steel extractor with lighting, double electric Neff ovens, plate warmer, grill and integrated dishwasher. Feature pendant over head lighting. Attractive views towards Wansfell Pike at the front and garden views from the aluminium bi folding patio doors. Bar stool seating area, deep window sill and Karndean oak effect floor.



Utility Room

A selection of base units with veined marble granite work tops and inset sink with mixer tap and plumbing for washing machine. Wall mounted Vaillant gas central heating boiler. Karndean oak effect floor.

First floor



Landing

Twin oak doors with generous storage cupboard housing pressurised water cylinder system and providing excellent and highly useful storage facility. Window above front door giving additional light. Feature ceiling light.



Bedroom Two

Spacious double dual aspect room. Built in wardrobe with enclosed eaves access and TV point. Lovely view towards Wansfell Pike.



En suite

Large three piece white modern suite comprising of corner shower cubicle with rain head and shower attachment, WC and vanity wash hand basin with mixer tap. Majority wall tiled and fully floor tiled. Extractor fan, illuminated mirror and electric towel radiator. Extractor fan, illuminated mirror and chrome ladder towel radiator.



Bedroom Three

Spacious double dual aspect room. Built in wardrobe with enclosed eaves storage. TV point and obscure window. Lovely view towards Wansfell Pike.



En suite

Large three piece white modern suite comprising of corner shower cubicle with rain head and shower attachment, WC and vanity wash hand basin with mixer tap. Majority wall tiled and fully floor tiled. Extractor fan, illuminated mirror, chrome ladder towel radiator and Velux.



Outside

Approached via a private paved porous brick se driveway with flagged path and wrought iron gate with external lighting. Offering excellent off road parking for at least four vehicles with an electric charging point. To the front of the property there is a small garden area for shrubs. While to the rear is a substantial patio with external lighting, and split level raised terrace with views towards surrounding countryside. Wall mounted solar panel battery. Stone store with electric and providing useful external storage.

Services

All mains services are connected. Gas fired central heating (wet under floor heating ground floor). Fifteen solar panels.

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.

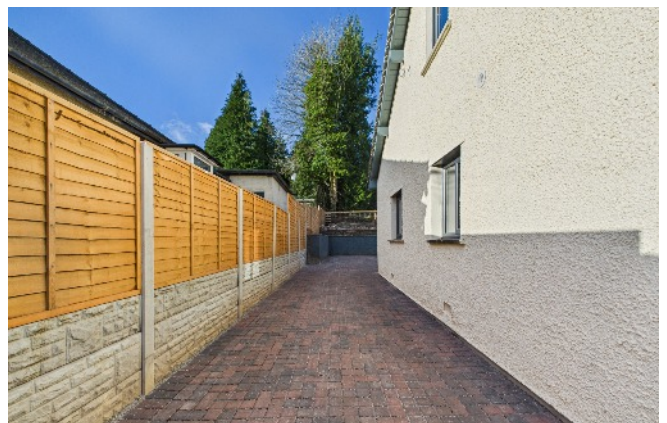
Directions

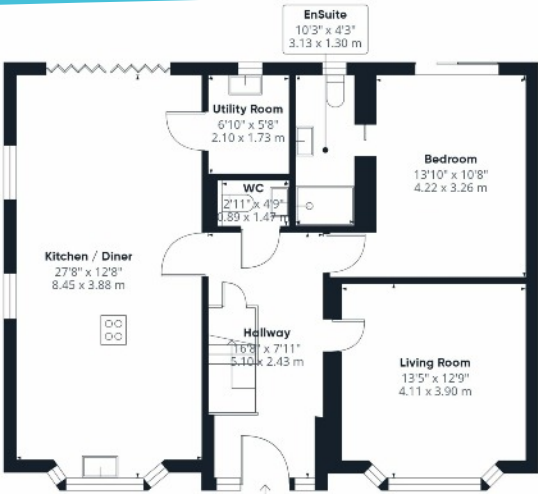
From our office on Kelsick Road continue up the road turning right onto Lake Road, immediately turn into the left hand lane and proceed down Lake Road past the BP petrol station, continue for approximately 150 yards and the property is on the right hand side.

What3words

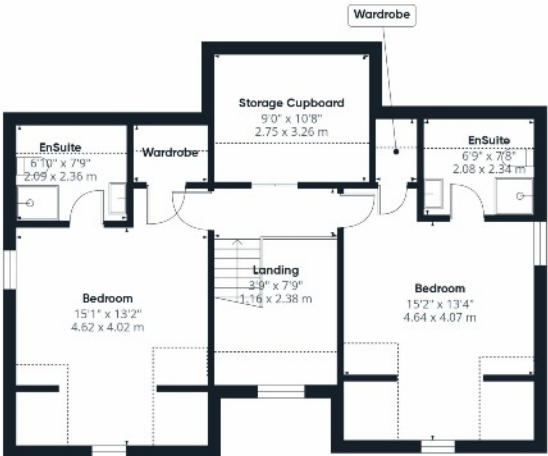
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EPC to be confirmed.





Floor 0



Floor 1

Approximate total area ⁽¹⁾
1607 ft ²
149.1 m ²
Reduced headroom
190 ft ²
17.7 m ²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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.