



Contemporary, modern, kitchen diner

Four double bedrooms

Large double driveway and additional gated parking

Family bathroom, first floor shower room and en-suite bathroom

Double detached garage with remote controlled door

Beautifully maintained gardens

Offered for sale with no forward chain

Stunning lakeside property

Located on the edge of Longlands Lake

Conservatory overlooking the rear garden

A spacious light and airy lounge

Easy access to local towns

A unique and rare opportunity to purchase a stunning lakeside home. Lake View absolutely lives up to its name and enjoys a stunning location, surrounded by beautiful woodland and Longlands Lake is on the doorstep, perfect for anyone who likes to walk and enjoys the countryside with the convenience of easy access to the local towns. The property enjoys a generous plot, with lovely landscaped gardens to the side and a patio garden to the rear. You will find a large gated driveway and a double garage with additional parking behind. The property itself is as impressive as the location, with four bedrooms, a beautiful open plan kitchen diner, a lounge, a lovely conservatory overlooking the garden, a contemporary modern bathroom to the ground floor with a shower room plus an en-suite bathroom to the first floor. Externally you will find a beautiful, private, walled garden which enjoys the sun throughout the day, boasting a lovely pergola with built in seating, a brick built pizza oven and a large patio area to the rear of the property which leads to the double, tarmac, driveway and garage. To the rear of the garage there is an additional gated parking area for three cars. Viewing is essential not only to appreciate this beautiful home but its stunning location.

ACCOMMODATION

Entrance hall

Entered through a modern composite door with a frosted glass side window. The spacious L shaped entrance hall has beautiful décor, perfectly complemented by the wood effect flooring with two useful larger built in storage cupboards. There is a double panel radiator and decorative coving to the ceiling. Provides access into two bedrooms and the family bathroom and the living areas.

Lounge

A beautifully presented, light and spacious, lounge diner with a lovely wood clad feature wall, a uPVC double glazed window overlooking the front of the property towards the woodlands and the river with a double panel radiator below. There is wood effect flooring, modern décor, decorative coving to the ceiling with uPVC double glazed patio doors leading into the conservatory.

Conservatory

A lovely addition to the property, the dwarf wall conservatory looks out over the garden and to the surrounding trees with panoramic uPVC double glazed windows, a patio door leading out onto the rear garden, wood clad feature wall, a wall mounted heater with wood effect flooring.

Kitchen diner

You will find this lovely, contemporary, modern, country style kitchen diner features a range of modern wall and base units, contrasting wood effect work surfaces, matching up stands, a stylish 1.5 sink and drainer unit with an ornate mixer tap. Integrated appliances include a dishwasher, washing machine and an under counter fridge and freezer. There is a built in electric oven and grill, glass electric hob set into the worktop, a stainless steel splash back and modern black glass angled extractor hood in place above. You will find a lovely centre island and additional breakfast bar seating area, a tea and coffee station area with wall and base units, wood effect work surface, tiled splash back with the wall units having lift up glass sections. There is tile effect flooring, modern décor and decorative coving to the ceiling with two uPVC double glazed windows flooding the kitchen diner with natural light and a wooden glazed door leading out onto the rear patio. double panelled radiator and access into the hall.



Family bathroom

A stylish and modern family bathroom with a large, high gloss, vanity unit which incorporates a concealed cistern toilet and hand wash basin with mixer tap. There is a bath with electric shower above, contemporary tiled walls, modern mosaic style flooring, spotlights, an extractor fan to the ceiling, a wall mounted heater and a uPVC double glazed frosted glass window.

Bedroom two

A spacious, well presented, double bedroom with modern décor and boasting two sets of fitted wardrobes with mirrored glass sliding doors. A uPVC double glazed window overlooks the rear of the property with a double panel radiator below and decorative coving to the ceiling. You will find there is access into the adjoining bedroom.



Bedroom three

Currently used as a home office and sitting room space, this versatile room is a fantastic double bedroom with a uPVC double glazed window overlooking the front of the property with a double panel radiator below and wall mounted pebble effect curved glass fire. You will find modern décor and decorative coving to the ceiling with access into the hall.

First floor landing

There is loft access to the ceiling, modern neutral décor, decorative coving and provides access into two further bedrooms and the shower room.



Bedroom four

A lovely, light and airy, double bedroom with built in storage to the eaves and two built in double door wardrobes with oak doors providing plenty of storage. There are decorative mounted wall lights, a built in desk area, beautiful contemporary décor and decorative coving to the ceiling.

Shower room

A stylish and modern shower room with a large shower cubicle featuring sliding glass doors, a modern matte black trim and shower port with ceiling mounted rainfall showerhead and separate handheld jet attachment. There is a high gloss vanity unit incorporating a hand wash with a mixer tap and push button flush toilet, modern part tiled walls, a chrome towel heating radiator and a Velux skylight window providing plenty of natural light.



Master bedroom

This generously proportioned, light and spacious, master bedroom boasts ample storage provided by two large double built in wardrobes with oak doors. There are decorative wall mounted bedside lights, a built in desk area is placed below a uPVC double glazed window with additional storage into the eaves and there are wall mounted electric points for a television. This lovely space is the perfect place to relax and provides access into the master en-suite.

Master en-suite

The master en-suite incorporates a bath with mixer tap, wall mounted jet shower head attachment and an electric shower above. There is a wall mounted mirrored bathroom cabinet, high gloss vanity unit incorporating a hand wash basin and mixer tap, push button flush toilet and wall mounted chrome towel heating radiator with contemporary part tiled walls. There are spotlights and coving to the ceiling as well as the extractor fan, a Velux skylight window and wood effect vinyl flooring.

Externally

Externally the property continues to delight, with a beautiful private walled garden which has been lovingly cared for with a low maintenance lawn, lovely borders with a range of colourful flowers and a built in pergola with seating. To the rear of the property there is a large patio area with brick built wood fired pizza oven, a perfect space for entertaining friends and family. The rear patio leads to the other side of the property where there is a large double tarmac driveway and a double garage with electric roller door. To the rear of the garage there is a large additional parking area which is gated providing ample off road parking, ideal for anyone with perhaps a motorhome or large vehicle. The garden also offers excellent storage solutions with two built in sheds and additional freestanding sheds.

Garage

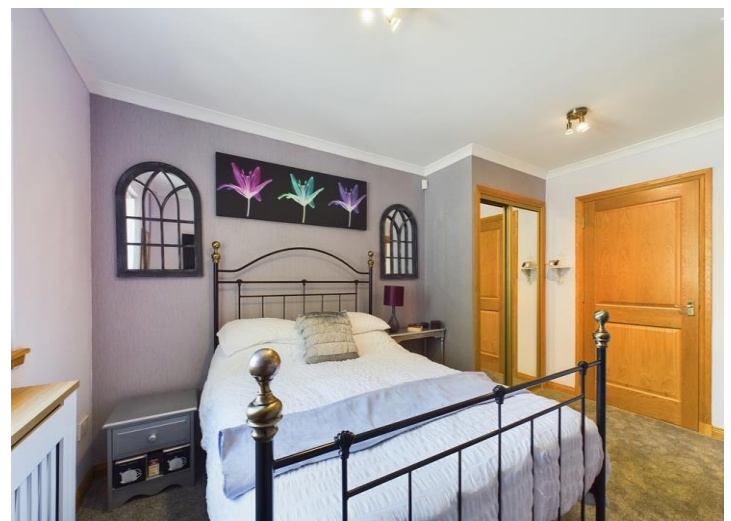
This garage is perfect for anyone who needs additional space, covered parking or perhaps just somewhere to work on projects. The large garage has a remote controlled door, an additional uPVC side door and a window overlooking the front of the property.

TENURE

We have been informed by the vendor the property is freehold.

COUNCIL TAX BAND C

EPC TBC



LOW FEES, LOCAL EXPERTISE

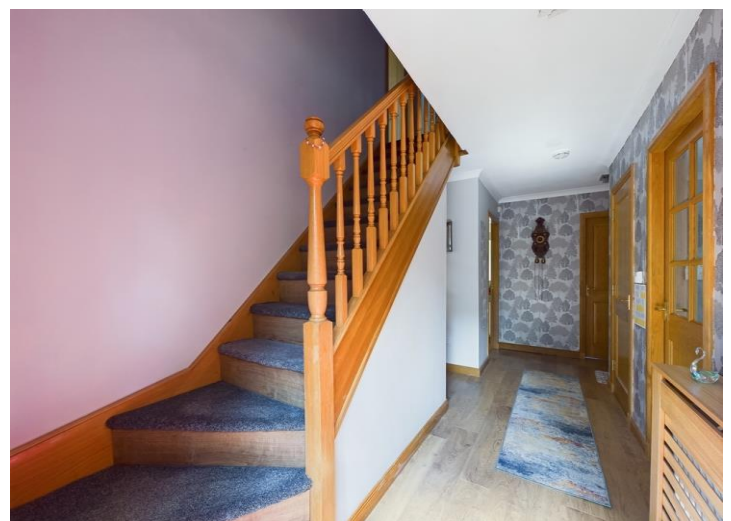
We are pleased to offer a family run, independent estate agent service in Cumbria, offering property sale services without the premium charges of high street estate agents. We have a range of low fee options and could save you thousands in estate agency fees. Launched in 2011 First Choice Move has grown rapidly, largely due to recommendations and referrals from our many happy customers. Not only could we save you a fortune, but our customers also love our extended open hours, 7PM during the week and 5PM on Saturdays. We offer free valuations, provide great photography and a friendly team which is there to support and guide you from the initial marketing to completion of the sale of your property.

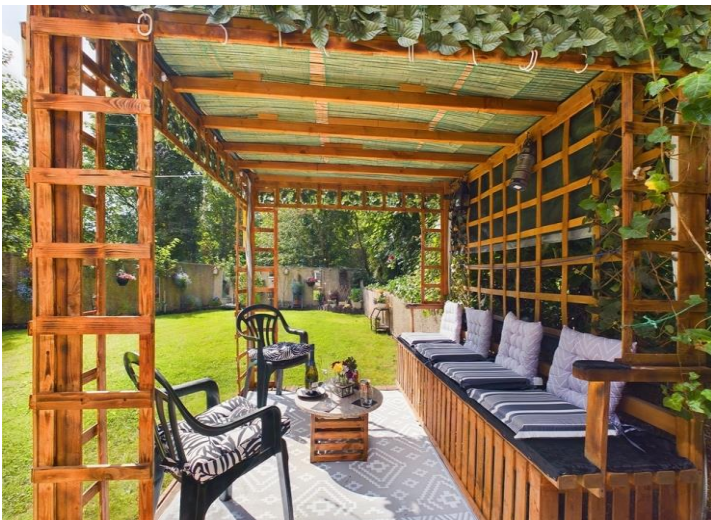
MORTGAGES

Need help finding the right mortgage for your needs? First Choice Move Mortgage Services are part of the Mortgage Advice Bureau network, one of the UK's largest award-winning mortgage brokers. We can search from a selection of over 90 different lenders with over 12,000 different mortgages, including exclusive deals only available through us, to find the right deal for you. Our advice will be specifically tailored to your needs and circumstances, which could be for a first-time buyer, home-mover, or for re-mortgaging or investing in property. Contact us on 01946 413001 to arrange a free consultation with one of our experienced and dedicated in house mortgage and protection advisers. You may have to pay an early repayment charge to your existing lender if you re-mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

NOTE

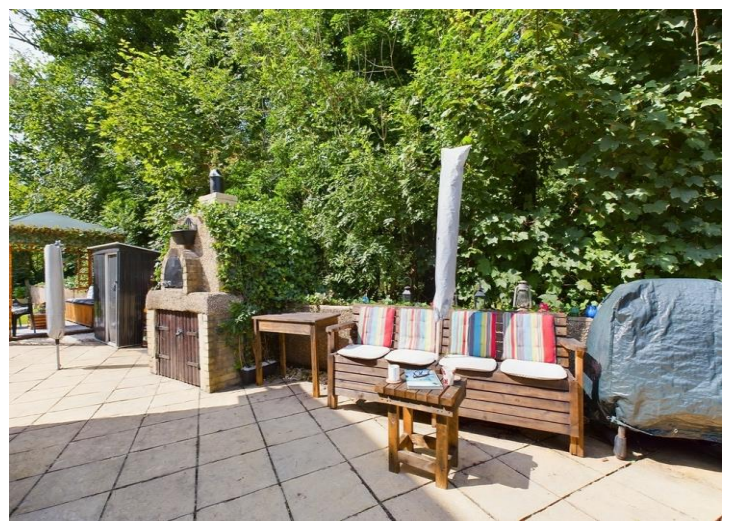
Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. Some photos may have been taken with a wide-angle camera lens. First Choice Move has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents.





First Choice Move Ltd. registered in England and Wales Number 0767776 VAT number 118201945
Registered office and postal address:
GATE HOUSE, HALLWOOD ROAD, LILLYHALL, WORKINGTON, CUMBRIA. CA14 4JR

Tel: 01900 837 804 Tel: 01946 413 001 Email: admin@firstchoicemove.co.uk www.firstchoicemove.co.uk

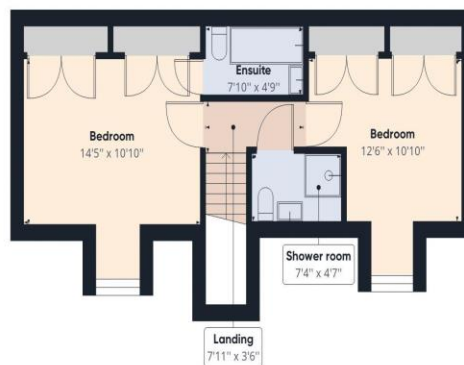


First Choice Move Ltd. registered in England and Wales Number 0767776 VAT number 118201945
Registered office and postal address:
GATE HOUSE, HALLWOOD ROAD, LILLYHALL, WORKINGTON, CUMBRIA. CA14 4JR

Tel: 01900 837 804 Tel: 01946 413 001 Email: admin@firstchoicemove.co.uk www.firstchoicemove.co.uk



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾
1762.72 ft²

(1) Excluding balconies and terraces

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

GIRAFFE360