

Keswick

Offers over **£500,000**

18 Lakeland Park, Keswick, CA12 4AT

A superbly upgraded modern detached two bedroom bungalow enjoying a pleasant cul de sac location in a popular residential location one mile from Keswick town centre and providing an immaculate standard of tastefully appointed accommodation ready for immediate occupation at no further expense.

Viewing is highly recommended.

Quick Overview

Superbly upgraded modern detached bungalow

Pleasant cul de sac site in a popular residential location

One mile from Keswick town centre
Immaculately presented and tastefully appointed accommodation

Two double bedrooms

Open plan living / dining room and rear conservatory

Fully fitted kitchen with integrated appliances

Luxury bathroom

Front and rear landscaped gardens

Garage and on-site parking spaces

Property Reference: KW0504



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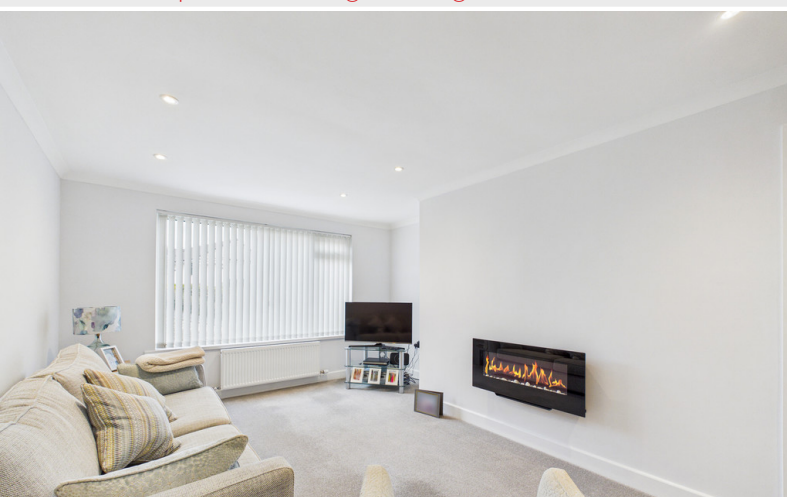
Superfast
Broadband
Available



3



Open Plan Living / Dining Room



Open Plan Living / Dining Room



Open Plan Living / Dining Room



Kitchen

Accommodation

Ground Floor:

Entrance Vestibule

Entrance Hall

With radiator, built in cupboard.

Open Plan Living / Dining Room

With feature contemporary style wall mounted electric fire, two radiators.

Kitchen

With fitted base and wall units, sink with mixer tap, integrated oven, hob, extractor unit, fridge, freezer, washing machine and drier, radiator, built in cupboard.

Bedroom One

With radiator, fitted bedroom furniture comprising three double built in wardrobes, two built in cupboards, storage drawers and bedside cabinets.

Bedroom Two

With radiator, fitted bedroom furniture comprising double built in wardrobe and storage drawers, sliding glazed door to rear conservatory.

Conservatory

With external door to the rear garden.

Bathroom

With WC, wash hand basin, bath with shower over, ceramic wall tiling, heated towel rail.

Outside:

Tarmac driveway providing on-site parking spaces, fragmented slate surfaced front garden with feature shrubs, superbly landscaped terraced rear garden with paved patios, feature Lakeland stone walls, stocked and shrubbed borders, gravelled surfaces.

Garage

With electric light and power, water tap, side pedestrian access door.



Open Plan Living / Dining Room



Kitchen



Bedroom One



Bedroom One



Bedroom Two



Bedroom Two

Services

Mains water, electricity, gas and drainage. Gas central heating.

Tenure

Freehold.

Council Tax

Band D.

Restrictions

Holiday letting use is disallowed.

Directions

From Keswick town centre proceed onto Station Street and continue onto St John's Street and then onto Ambleside Road. Turn first right after Rogerfield into Lakeland Park. The bungalow is situated in the cul de sac on the left.

What3words

[///playfully.tone.escaping](https://www.what3words.com/#!/playfully.tone.escaping)

Viewings

By appointment with Hackney & Leigh's Keswick office.

Price

Offers over £500,000 are invited for consideration.

Anti-Money Laundering Regulations (AML)

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (incl. VAT) per individual or £36.19 (incl. VAT) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. VAT).



Conservatory



View



Rear Garden



View

Request a Viewing Online or Call 01768 741741

Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team
Call **01768 741741** or request online.



Need help with **conveyancing**? Call us on: **01539 792032**

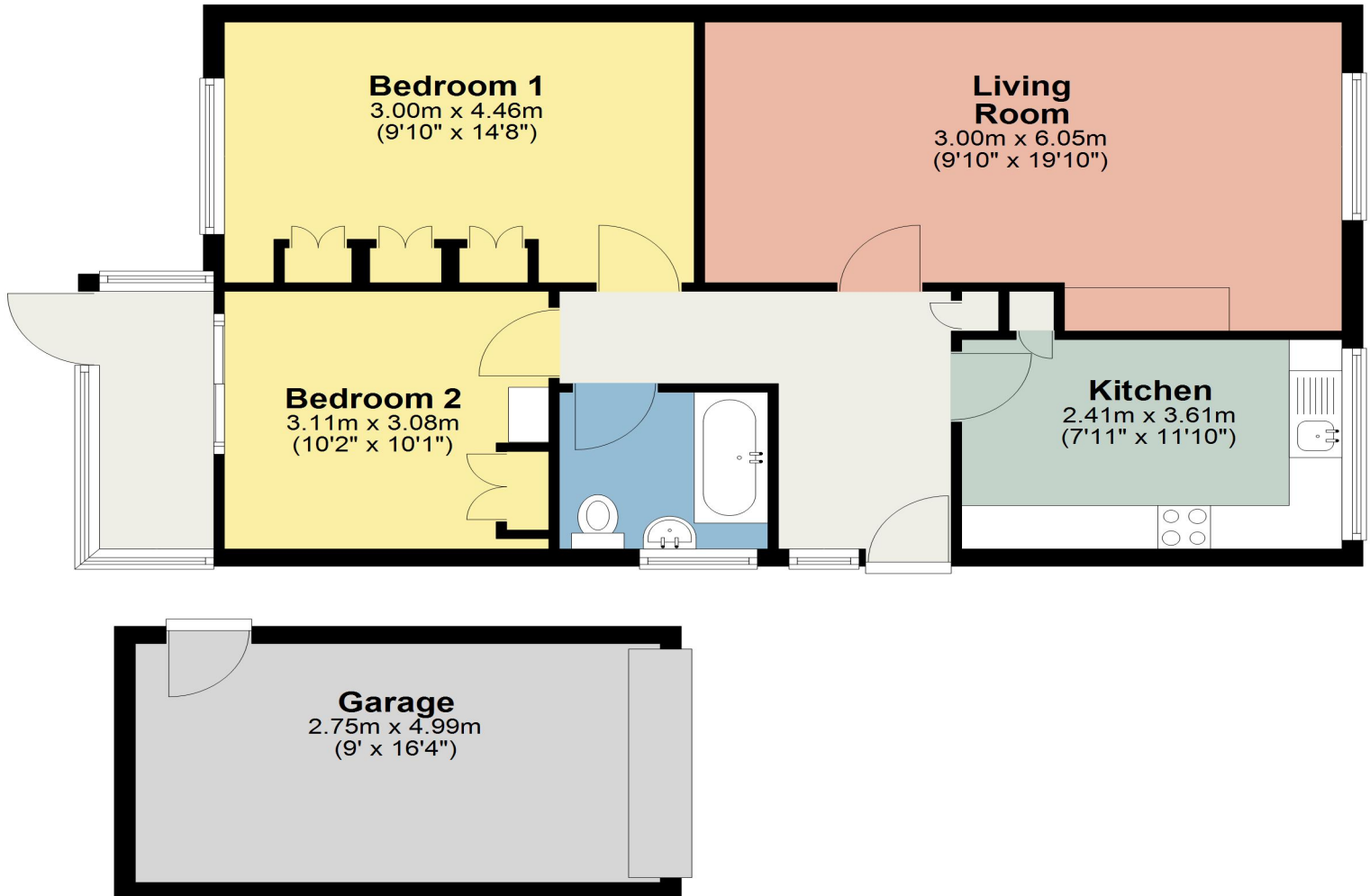


Can we save you money on your **mortgage**? Call us on: **01539 792033**

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Ground Floor

Approx. 82.6 sq. metres (888.8 sq. feet)



Total area: approx. 82.6 sq. metres (888.8 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF: Plan produced using PlanUp.

18 Lakeland Park, Keswick

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Request a Viewing Online or Call 01768 741741