



34 Pinewood
Patterdale Road
Troutbeck
LA23 1PA

£120,000
Leasehold

Premium Two Bedroom Lodge
High Spec Kitchen with Fitted
Appliances
Ensuite Bathroom Featuring Large
Stand Alone Bath
Wrap Around Decking
Onsite Public House, Adventure
Playground and Pony Trekking Tours
Available





Safe and Secure welcome to the market this beautiful holiday home which features two bedrooms (one double, one twin) and two bathrooms. Fitted with a premium quality kitchen, skylight window and patio doors along the front wall of the lodge, the open plan living area provides a generous modern space for all the full family to enjoy with a double sofa bed included. The main bathroom features a large shower and vanity station, whilst the en suite boasts a stunning stand alone bath. Fitted with a wrap around decking, the external of the holiday home provides panoramic views over the beautiful Lake District fells.

ENTRANCE HALL

Double glazed entrance door, built in storage cupboard housing combi boiler, radiator.

LOUNGE/DINER

16' 6" x 19' 5" (5.04m x 5.93m) Beautiful open plan living accommodation featuring two sets of double glazed patio doors to front decking, two sets of French doors to side decking and double glazed window to side, three feature radiators.

KITCHEN AREA

Premium open plan kitchen area with a range of modern wall and base units with coordinating work surfaces over, single bowl sink and drainer unit, integrated appliances including gas hob with extractor hood over, two built in electric ovens, microwave, fridge, freezer, washer/dryer, dishwasher and wine cooler. The kitchen area also benefits from electric velux style window and spotlights to ceiling.

INNER HALLWAY

Radiator

BEDROOM ONE

11' 10" x 12' 11" (3.61m x 3.96m) Double glazed windows to rear, fitted wardrobes with integrated dressing table, bedside cabinets, television point, radiator.

ENSUITE

White, impressive, 4 piece suite comprising of stand alone bath, step in shower cubicle, vanity unit wash basin, low level wc, 3 double glazed windows to rear and side, tiled floor with under floor heating, heated towel rail.

BEDROOM TWO

7' 11" x 9' 2" (2.43m x 2.80m) Double glazed windows to side, fitted wardrobes with integrated dressing table, television point, bedside cabinet, radiator.

BATHROOM

White 3 piece suite comprising of step in shower cubicle, vanity unit wash basin, low level wc, tiled floor with under floor heating, heated towel rail, double glazed window to side.

EXTERNALLY

To the side of the property is driveway parking and wrap around decking. The external of the holiday home provides panoramic views over the beautiful Lake District fells.







**Local Authority
Council Tax Band
EPC Rating**

TBC



Houghton le Spring
24-25 Westbourne Terrace
Houghton Le Spring
Tyne And Wear
DH4 4QT

Contact
0191 3854477
info@safeandsecureproperties.c
o.uk
Safeandsecureproperties.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.