



WATERHOUSE
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Local, Professional Property Services

3 Holmefield - Holme





Features

- Three bedrooms, the main bedroom is a generous size
- An open plan kitchen/ diner perfect for entertaining
- A generous living room with doors leading directly out to the garden
- A low maintenance front garden and an allocated parking space to the rear
- Unequivocal split level home

A three-bedroom home with a split-level layout, offering generous and versatile accommodation with plenty of scope to tailor the space to your own style. The layout lends itself well to modern living, with sociable areas and a natural flow throughout. Filled with natural light, the well-proportioned rooms feature integrated storage, helping to maintain a practical and uncluttered feel. Outside, the low-maintenance front garden provides a pleasant spot to sit out and enjoy the

fresh air without the upkeep of a larger plot. Set within a friendly residential location and benefitting from an allocated parking space to the rear, the home is both convenient and easy to settle into. Offered with no onward chain, it is ready for its next owner to move straight in and make it their own. The popular village of Holme is conveniently located with easy access to both junctions 35 and 36 of the M6 motorway and is on the main line 555 bus route that runs through the village regularly linking with

Lancaster, Kendal and the Lake District. Within the village there is a pub and the village primary school is rated GOOD by Ofsted. The local secondary school, Dallam, is located 3 miles away in the village of Milnthorpe. There are activities all year round for all ages ranging from toddler and baby groups to walking societies and the women's institute. There is also a cricket club, various community projects, Holy Trinity church and a crown green bowling club.



Entrance porch - A bright and welcoming entrance porch, featuring a built-in cupboard ideal for keeping coats and shoes neatly out of sight, with half-panelled wood detailing to the walls.

Kitchen/ diner/ living - A well-proportioned and sociable open-plan space combining the kitchen with ample room also to dine and relax. The kitchen features wooden base and wall units paired with lighter work surfaces, enjoying plenty of natural light from the window. Integrated appliances include an oven, gas hob and extractor, with designated space for a washing machine and tall fridge-freezer. The room flows naturally into the dining area, which comfortably accommodates a dining table for entertaining, formal meals and everyday socialising.

Living room - Located on the first split floor level, this is a bright and generously sized room featuring a charming gas fireplace with decorative surround that adds a cosy focal point. French doors open invitingly onto the courtyard garden, creating a lovely indoor-outdoor feel. A great space for unwinding and spending quality time with family.



Bedroom 2 - A rear facing bedroom full of natural light.

Bedroom 3 - A bright single bedroom that would also work well as a dressing room, home office or nursery.

Bathroom - A three-piece bathroom comprising a bath with overhead shower, WC and hand basin, with tiled walls for a clean and practical finish.

Bedroom 1 - A spacious and light-filled bedroom spanning the full width of the home, complete with built-in wardrobe and storage, and enjoying elevated front-facing views.

Externally

A low-maintenance and secure front garden laid with gravel and paving stones, offering a versatile space to personalise, all enclosed by fencing and a traditional stone wall. There is room here to sit out and enjoy the outdoors, and an allocated parking space is available to the rear.



Useful Information

Tenure - Freehold.

Council tax band - C (Westmorland and Furness Council).

Property built - 1992/ 1993.

Heating - Gas central heating.

Drainage - Mains.

A good sized, boarded attic space ideal for storage.

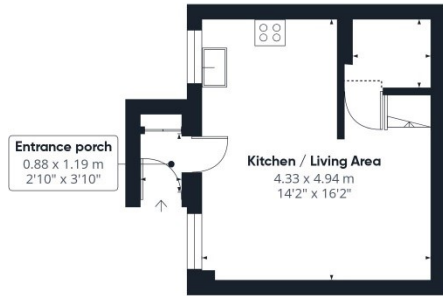
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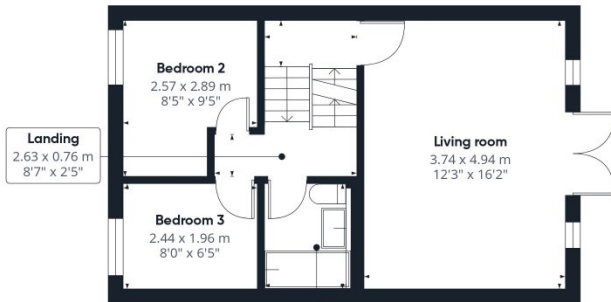
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Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾

80.7 m²
870 ft²

Reduced headroom

2 m²
22 ft²

(1) Excluding balconies and terraces

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

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

GIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	73	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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