



WATERHOUSE
ESTATE AGENTS
Local, Professional Property Services

5 Summerville Road - Milnthorpe





Features

- Three double bedrooms, the main bedroom with a dressing area
- A social and open plan kitchen, dining room and snug
- Additional all year round conservatory to enjoy with open garden views
- Utility room with access to the garden and a ceiling drying rack
- Two bathrooms, one on each floor

A wonderful and spacious 3 bedroom extended home, ideally situated in a highly sought-after area of Milnthorpe with generous living accommodation and 3 well-proportioned double bedrooms on offer. The ground floor comprises a welcoming entrance hallway leading to a generously sized living room, complete with a cosy log-burning stove. To the rear, there is an impressive open-plan kitchen/dining/snug area, designed for modern family living and entertaining. The well-equipped kitchen offers ample storage and workspace, with room for a dining table and a comfortable snug area featuring a second log-burning stove. Additional ground floor accommodation includes a bright

conservatory with direct access to the garden, a practical utility room, and a contemporary shower room. To the first floor, a light and airy landing leads to three double bedrooms, with the principal bedroom benefitting from a dressing area. The family bathroom is finished to a high standard and features underfloor heating for added comfort. Externally, the property offers a driveway providing off-road parking for two vehicles. The rear garden is of a good size and thoughtfully arranged with a low-maintenance lawn, mature trees, and a selection of attractive ponds and water features, creating a peaceful outdoor space. Offered for sale with no onward chain, this excellent home is ready

for its next owners to move straight into and enjoy. Milnthorpe is a bustling village offering a great selection of local amenities as well as a nursery, primary school and secondary school which are all within five minutes walking distance of the property. The M6 motorway can be reached within 10 minutes and there is a regular bus service that runs 7 days a week from Lancaster up to Keswick in the Lake District. Milnthorpe benefits from having 2 doctors surgeries, 2 dental practices, a Pharmacy, an opticians, a petrol station, a vets and much, much more and plays host to an array of social activities for all ages ranging from baby and toddler groups and youth groups to coffee mornings and sports clubs.



GROUND FLOOR

Hallway - A bright and welcoming entrance hall offering ample space for removing coats, boots, and shoes, complemented by a practical built-in storage cupboard beneath the stairs. The hall provides access to the staircase leading to the first floor, enhanced by a stairwell window that allows natural light to flood the space, as well as doors to the shower room, living room, and the open-plan kitchen, dining, and snug area.

Living room - A spacious and inviting room centred around the charming wood-burning stove, topped with a chunky oak mantel and complemented by alcove shelving to one side. A large picture window draws in an abundance of natural light while framing pleasant front-facing views. This is a warm and welcoming space, perfect for relaxing or spending quality time with family and friends.

Kitchen/ dining/ snug - An attractive open-plan space incorporating the kitchen, dining area, and snug, this is a truly welcoming and homely hub of the home. The layout flows seamlessly throughout, creating a sociable environment ideal for both everyday living and entertaining. The kitchen is bright and well-appointed, featuring stylish white base and wall units complemented by wood-effect work surfaces. Integrated appliances include a waist-height oven and grill, gas hob with extractor above, undercounter fridge, and dishwasher. A window offers pleasant views over the rear garden, while two Velux windows set within the feature vaulted ceiling flood the space with natural light. A peninsula of base units and worktop thoughtfully zones the kitchen from the snug, providing a balance of openness and definition. The snug itself is a cosy and intimate area, perfect for relaxing in front of the log-burning stove and enjoying time with family and friends.

The dining area comfortably accommodates a table for six, making it ideal for family meals and gatherings. Completing the space is a large walk-in pantry cupboard, offering excellent storage, fitted shelving, and housing the boiler.





Conservatory - Another wonderful addition to the home, this space offers even more room to relax and unwind while enjoying open views over the rear garden. Flooded with natural light, it features French doors providing direct access outside. Designed for year-round use, the room is fully equipped with heating, lighting, and electricity, making it a versatile and inviting extension of the living space.

Utility room - A valuable addition to the home, this utility room thoughtfully keeps household tasks separate from the main living areas. It provides ample space for a washing machine and tumble dryer, along with a sink, additional storage, and room for a chest freezer or tall fridge freezer. A door offers convenient access to the side garden, while a rear-facing window and two Velux windows flood the space with natural light. A ceiling-mounted drying rack adds further practicality, and the tiled floor ensures a durable and easy-to-maintain finish.

Shower room - A clever use of space with a concertina door, this well-designed shower room is neatly tucked beneath the stairs. It features a shower cubicle with an electric shower, a space-saving wall-mounted hand basin, and a WC. A window brings in plenty of natural light, creating a bright and airy feel.

FIRST FLOOR

Bedroom 1 - A generously sized bedroom (originally two separate rooms), offering excellent versatility and space. It features a dedicated dressing area complete with a built-in cupboard with fitted shelving, along with room for a dressing table. The main area is enhanced by a charming feature fireplace and provides ample space for a bed and additional furniture. Two windows allow plenty of natural light into the room, creating a bright and airy feel throughout. This bedroom was originally two separate rooms and could easily be reverted back if desired.

Bedroom 2 - A bright double bedroom enjoying elevated views over the rear garden.

Bedroom 3 - A double bedroom featuring a large picture window with pleasant views over the rear garden.

Bathroom - A recent addition to the home, this well-appointed bathroom features a stylish freestanding bath, wall-mounted hand basin, and WC, complemented by tiled walls and flooring. Comfort is enhanced with underfloor heating and a heated towel rail, while a window allows plenty of natural light to fill the space.

Landing - A bright and airy landing with a stairwell window that floods the space with natural light. It provides access to all bedrooms and the bathroom, along with a hatch to the attic for additional storage.

Externally

The front of the property features a driveway with space for two vehicles, alongside a paved frontage complemented by planted borders and mature shrubs that soften the setting and add seasonal colour. A wooden gate provides access to the rear garden, which offers a low-maintenance artificial lawn along with several additional seating and relaxation areas, all enhanced by impressive mature trees. At the far end, there is a large storage shed, while a variety of ponds and water features add further character. The garden is of a generous size and is fully enclosed by fencing, providing a secure and private outdoor space.

Useful Information

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

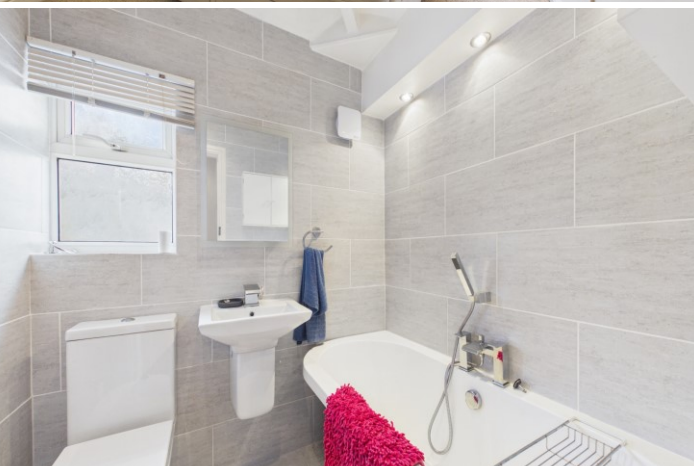
Tenure - Freehold.

Heating - Gas central heating.

Drainage - Mains.

What3Words - ///laugh.booms.prop.

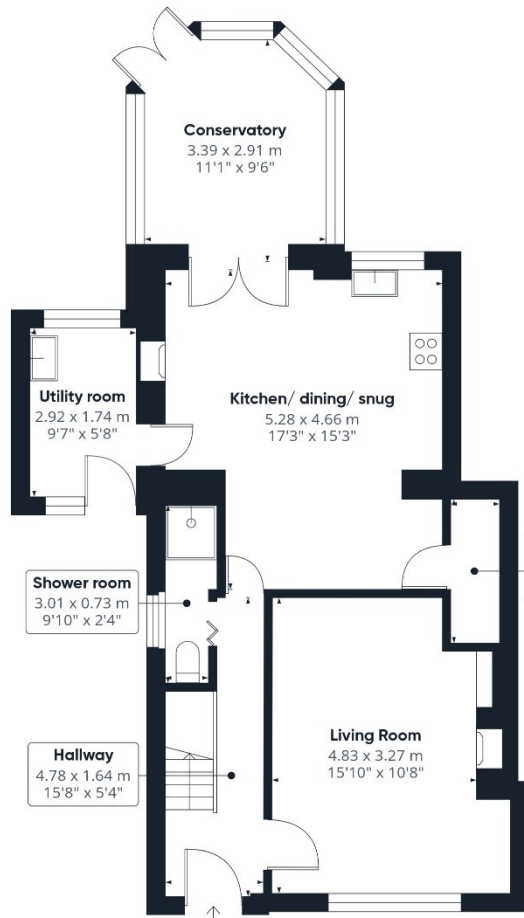
What3Words location - ///sunk.pits.deodorant.



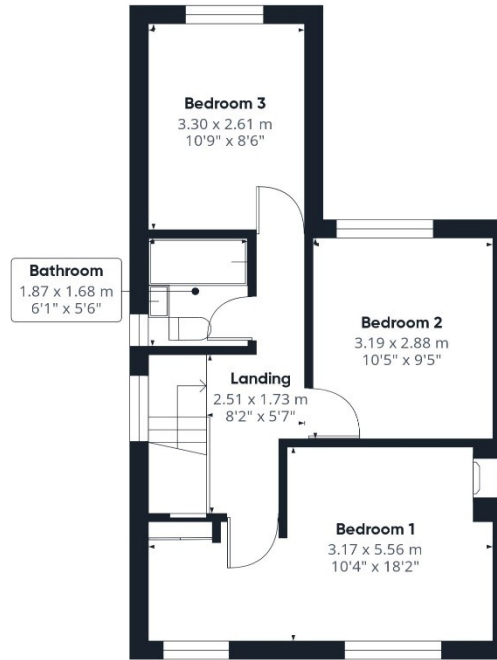
WATERHOUSE
ESTATE AGENTS
Local, Professional Property Services



5 Summerville Road - Milnthorpe



Ground Floor



Floor 1

Approximate total area⁽¹⁾

105.5 m²
1136 ft²

(1) Excluding balconies and terraces

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

GIRAFFE360

Waterhouse Estate Agents

10 Park Road, Milnthorpe
LA7 7AD

Tel: 01524 760048

info@waterhouseestates.co.uk

www.waterhouseestates.co.uk



**WATERHOUSE
ESTATE AGENTS**

Local, Professional Property Services

All rooms have been measured with an electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Waterhouse Estate Agents for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.