



**Hayward
Tod**

3 Bed Detached Bungalow | The Bower | Linstock | CA6 4PY

£450,000





Spacious modern detached bungalow with double garage in a generous but easily maintained plot. Three large double bedrooms, two bathrooms. Large kitchen diner. Peaceful village location.

large entrance hall | cloakroom W.C. | kitchen diner | utility | snug | sitting room | garden room | en-suite main bedroom with dressing area | two further double bedrooms | main bathroom | integral double garage | paved driveway parking | lawned rear garden | oil fired central heating | double glazing | mains connected, water, electricity with private drainage | council tax band F | EPC pending | freehold

APPROXIMATE MILEAGES

city centre 3 | M6 motorway J44 2.7 | Newcastle International Airport 53

WHY LINSTOCK?

Linstock is only a three miles northeast of Carlisle, adjacent to open countryside, handy for Rickerby Park and the River Eden. It has a village atmosphere yet is close to shops, schools, rail links and the wider range of city services. Nearby leisure facilities include Eden Golf Club and Walby Farm Park a popular family attraction, are just a few minutes drive from the property. For food there is The Stag Inn at Crosby on Eden and Café on the Green in Houghton. Ideal for those seeking a slower pace of life, Linstock has a village hall and strong sense of community, making it the perfect place to call home. Walking and cycling routes are to hand. The village has easy access to the M6, A69, and A689, making it practical for commuting to Carlisle and North Cumbria, the North East and Scottish Borders.

ACCOMMODATION

Spacious throughout, this modern detached bungalow provides the perfect balance of size and easy maintenance. A large entrance hallway welcomes you in to the home and

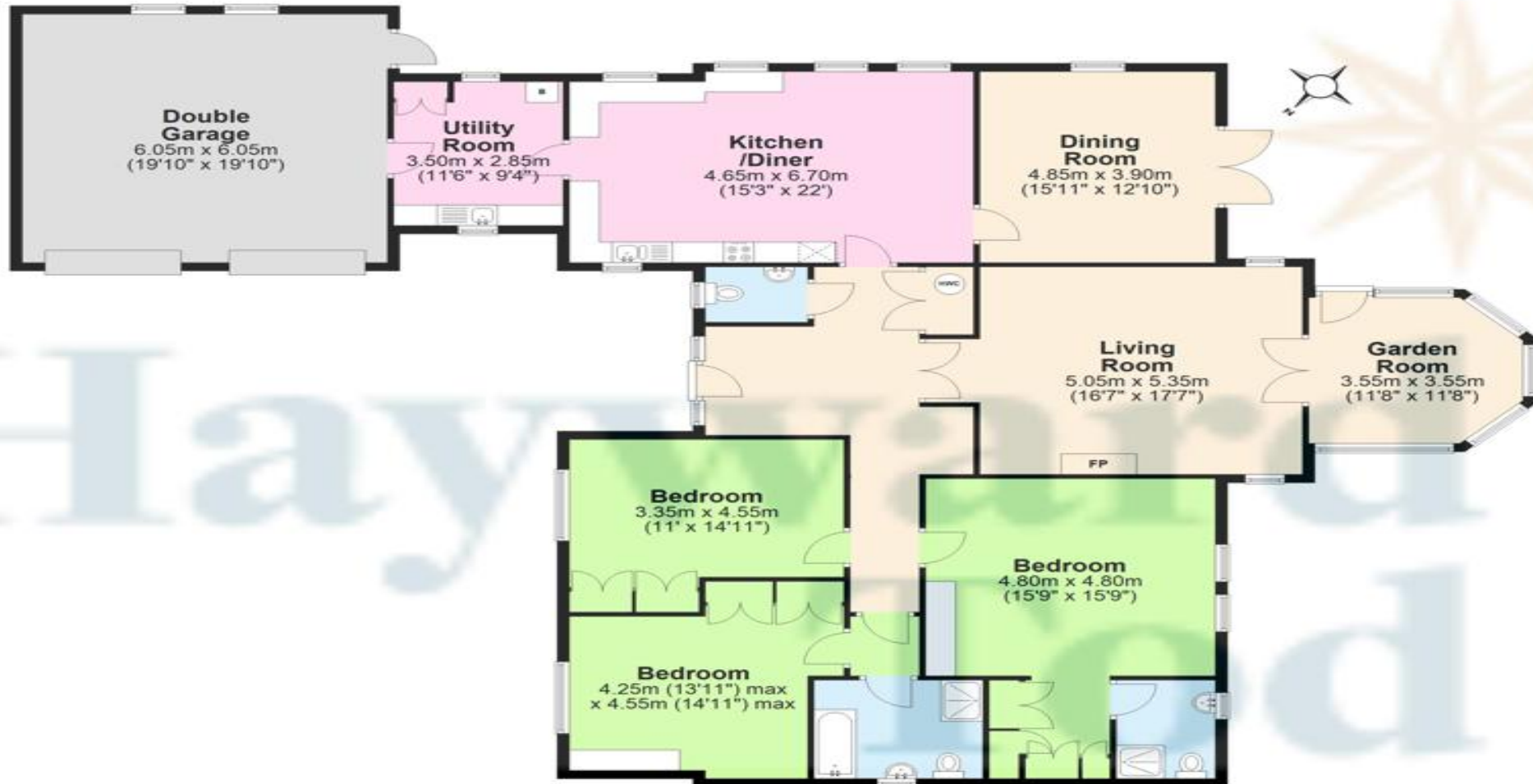


provides access to the rest of the property. The bungalow has a lovely balanced feel with the split between living and sleeping accommodation working well. A large kitchen diner has a range of fitted units and is complemented by a sizable utility room which leads through to the integral double garage. From the other end of the kitchen there is access to the second sitting room. The main sitting room, in the middle of the property, provides access to the garden room at the rear, which in turn has access to the garden. Off the hallway is a cloakroom W.C. and access to the three bedrooms. The largest bedroom at the rear is a sizable double room with its own dressing area and en-suite shower. The second bedroom is another comfortable double, as is the third, both of which have fitted wardrobes. The third bedroom is adjacent to the main bathroom, which has both a bath and separate shower. The bathroom and bedroom are configured in such a way that this could act as a second en-suite, at the expense of a family bathroom. Externally the property sits within a good plot, of approx 1/4 acre and has a block paved driveway leading to a double garage. The rest of the plot is easily maintainable being predominantly lawn.



Ground Floor

Approx. 241.2 sq. metres (2595.8 sq. feet)



Total area: approx. 241.2 sq. metres (2595.8 sq. feet)

Contact

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Agents note

Whilst every care has been taken to prepare these sales 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 are advised to recheck the measurements.