

IVY COTTAGE, PITT LANE, MOUNT PLEASANT, LINDAL, LA12 0LZ

£295,000

FEATURES

- Excellent Detached Bungalow
- Elevated Position With Country Views
- Would Suit Retiree Or Couple etc
- Well- Presented Interior With Light, Neutral Décor
- Lovely Fitted Kitchen/Diner
- Light & Spacious Lounge
- Two Double Bedrooms
- Modern Four-Piece Bathroom
- Garage, Parking & Attractive Gardens
- Popular Village Location & Early Inspection Invited

1 | 1 | 2 | Garage, Off Road Parking





Represents an excellent well-presented and most comfortable detached true bungalow set in an elevated position and offering a lovely open aspect to the front over open countryside and the village recreation field. The property is extremely well presented by the current owner with light neutral décor a good standard of presentation, uPVC double glazing and gas fired central heating system. The comfortable accommodation comprises of an entrance porch, hall, lounge, kitchen/diner, two double bedrooms, four-piece bathroom, and utility room. There are garden areas to the front, side and rear of the property, parking and detached garage. The property is situated a short distance from the Village Green, primary School and Church, offering excellent access to the A590 by bus or car, in the direction of Ulverston and Barrow-in-Furness. In all an excellent and comfortable bungalow with early inspection invited.

This lovely, well positioned bungalow is accessed via a path or set of steps, leading from the drive to an arched porch with a PVC double glazed door and matching side windows. Opening into:

HALL
A light and inviting space with coat hooks to the wall, a radiator and light woodgrain laminate flooring. The upper hall has doors to the lounge and kitchen/diner, there is then a rear hall which gives access to the bedrooms, bathroom and utility.

LOUNGE
15' 5" x 14' 4" (4.7m x 4.37m)
Well-proportioned room with two uPVC double glazed windows to the front and side, with the front window offering a fabulous panoramic view over the surrounding countryside and recreation ground. The aspect to the front of the bungalow is a particular feature and will be appreciated upon inspection. This spacious room has a woodgrain laminate flooring, white decor to the walls and ceiling, and a wall of bookshelves in a white finish offering excellent display and storage space. There are two radiators, a central ceiling light point and a secondary door to the rear hall.

KITCHEN/DINER
15' 4" x 12' 11" (4.67m x 3.94m)
Spacious room fitted with a range of base, wall and drawer units with worktop over incorporating one and a half bowl sink with drainer, mixer tap and splash back tiling. Electric induction hob with splashback and cooker hood above, low-level oven, built-in fridge and dishwasher with matching decor panels, and a recess suitable for a freezer etc. There is light white decor to the walls and ceiling, inset lights, a smoke alarm and the uPVC double glazed window to the front offers a great open aspect over surrounding countryside and playground, with a further feature circular window to the side.

UTILITY ROOM
9' 1" x 6' 6" (2.77m x 1.98m)
Valuable area of the property with further work surfacing, a stainless-steel sink unit and base and wall cupboards, plus a wall mounted Baxi boiler for the heating and hot water systems. There is a recess and plumbing for a washing machine with further recess for a dryer etc. Coat hooks to the wall, uPVC double glazed window, half-glazed door, high-level electric circuit breaker control point and a radiator.

BEDROOM
15' 3" x 9' 11" (4.65m x 3.02m)
Pleasant double bedroom with white decor to the walls and ceiling, built-in wardrobe and a uPVC double glazed window to the rear offering a lovely aspect over the rear garden and wood beyond. With a further double-glazed circular window to the side, a radiator and a woodgrain laminate flooring.

BEDROOM
11' 0" x 9' 7" (3.35m x 2.92m)
A further well-presented double bedroom with a light woodgrain flooring and white decor to the walls and ceiling. Built-in wardrobe/storage cupboard to one wall, and a uPVC double glazed window to the rear with a lovely aspect of the rear garden.

BATHROOM
Offers a modern four-piece suite with an initial entry area, storage cupboard and shelving, plus an access point to the loft. Fitted with a four-piece suite in white comprising of a glazed walk-in shower cubicle with fixed rain head and flexi-spray, twin ended bath with central tap, WC with push button flush and a wash hand basin set onto the vanity unit with cupboards under and a

mirror fronted bathroom cabinet above. Complete with modern panelling to the walls, a ladder style towel radiator, uPVC double glazed pattern glass window to the rear, inset lights to the ceiling and an extractor fan. Overall, a well-appointed and stylish bathroom.

EXTERIOR

Ivy cottage is approached via a sloping driveway from Pitt Lane and leads up to a level parking area and turning space which also gives access to the garage. There is a pleasant front garden area with low fencing to the perimeter, gravel beds, and an area of lawn which extends to the side, offering pleasant open aspects and a good degree of sunlight, particularly in the afternoon. There are also well stocked borders and access to the rear. The rear garden is particularly well presented with steps to a grassed area and further steps through a rockery with numerous plants, shrubs and bushes, offering a lovely sunny and natural garden area. From here there is access to a side garden, patio and seating area, an outside tap and a door to the utility room. Towards the end of the path is also access to the garage.

GARAGE

17' 0" x 13' 7" (5.18m x 4.14m)

An excellent addition to the property with an up and over door, electric light and power points, and a uPVC double glazed window to the side, offering parking or a general storage space.

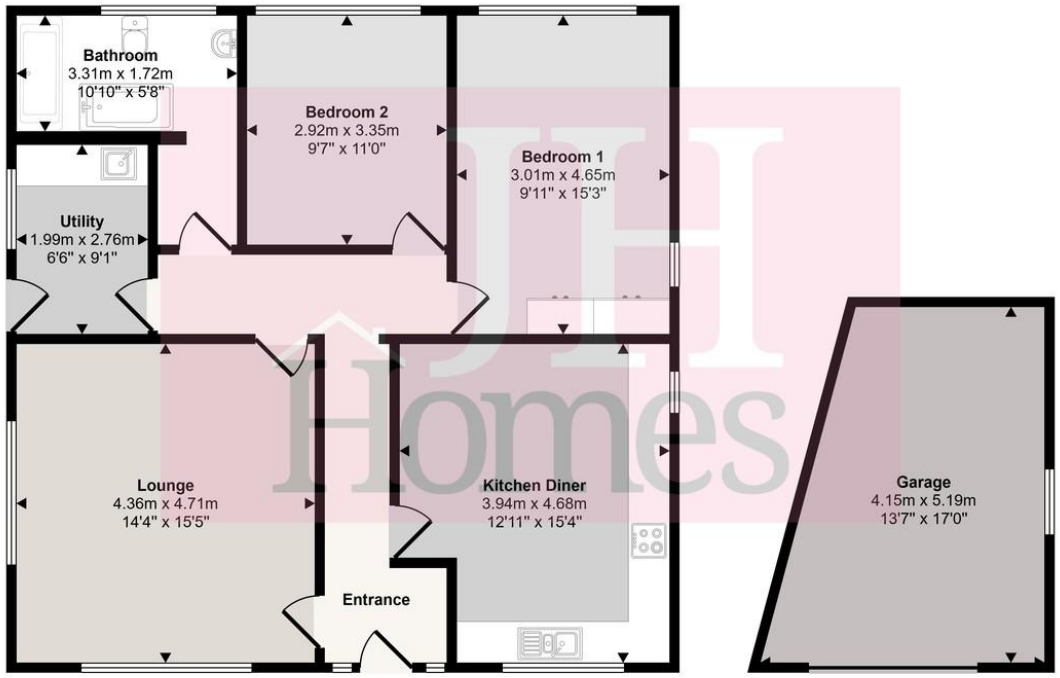








Approx Gross Internal Area
108 sq m / 1167 sq ft



Floorplan
Approx 91 sq m / 975 sq ft

Garage
Approx 18 sq m / 193 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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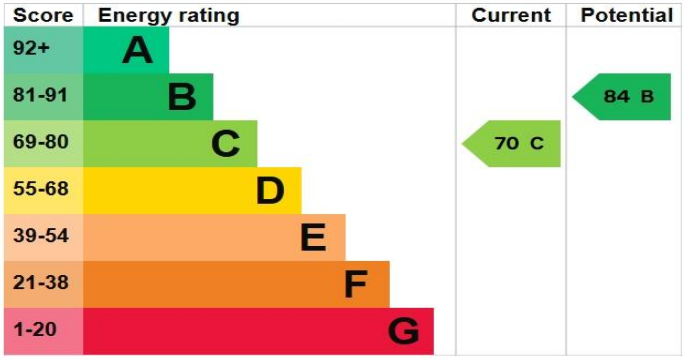
GENERAL INFORMATION

TENURE: Freehold
COUNCIL TAX: D
LOCAL AUTHORITY: Westmorland and Furness Council
SERVICES: Mains drainage, gas, electric, water are all connected

DIRECTIONS:

Proceed into the village from the Ulverston direction, after the pedestrian crossing turn right into The Green. Continue and keep the green on your left-hand side, into Pitt Lane and the property can be found on your right hand side after a short distance, beyond the terrace and before the Primary School.
It can also be found by using the following ''What Three Words'' https://w3w.co/topical.nudge.supple



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 are advised to recheck the measurements.