



WATERHOUSE
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Local, Professional Property Services

31 Trinity Drive - Holme





Features

- Three-bedroom detached home in sought-after Holme Village
- Offered With No Onward Chain
- Spacious L-shaped living/dining room with garden access
- Private, well-maintained garden with multiple seating areas
- Driveway parking and garage with internal access

A three-bedroom detached home in sought-after Holme Village, offered with no onward chain. Full of potential and set within a lovely private garden, this property presents a fantastic opportunity to update and create a wonderful home. A welcoming entrance hallway provides access to all rooms. The L-shaped living and dining room is bright and spacious, with a large front window, electric fireplace, and sliding doors opening onto the garden. The adjoining galley-style kitchen is fitted with wooden units, modern worktops, a Bosch oven and hob, integrated fridge, and offers internal access to the garage. There are two well-

proportioned double bedrooms and a versatile third room, ideal as a study or single bedroom. The fully tiled shower room features a walk-in wet room-style shower, WC, and wash basin. The garage provides useful storage or workshop space, with power and internal access. Outside, the property benefits from a private, well-kept garden with mature planting, multiple seating areas, and a shed. To the front, a driveway offers off-road parking, with gated side access leading to the rear. 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 hallway - A welcoming entrance hallway, accessed via the front door from the driveway, providing a central approach to all rooms and access to the loft space above.

Living room/ dining room - A well-proportioned L-shaped living and dining room, offering a comfortable and practical layout that flows through to the kitchen. The living area is positioned at the front of the home and benefits from a large floor-to-ceiling window, allowing plenty of natural light, along with an electric fireplace. The dining area sits adjacent to the kitchen, creating an easy, connected space for everyday use. Sliding doors lead out to the garden and patio, providing a pleasant indoor-outdoor aspect.

Kitchen - A practical galley-style kitchen fitted with a range of wooden wall and base units complemented by contemporary worktops. A large window overlooks the rear garden, with the sink positioned beneath, allowing for plenty of natural light. The kitchen includes a single Bosch oven with electric hob and extractor fan, along with an integrated fridge. An airing cupboard houses the hot water tank with useful shelving, and there is convenient internal access through to the garage.





Bedroom 1 - Bedroom one is a good-sized double room positioned at the rear of the property, adjacent to the shower room. It is a bright and comfortable space with a pleasant outlook over the garden, offering ample room for a range of bedroom furniture.

Bedroom 2 - Bedroom two is a double room positioned at the front of the property, featuring fitted wardrobes with hanging rails. It enjoys a pleasant outlook to the front and offers a practical and comfortable space.

Bedroom 3 - Bedroom three is a versatile room currently used as a study, but it would also work well as a single bedroom or occasional guest room.

Shower room - A fully tiled, well-proportioned shower room offering a practical and functional layout. It features a walk-in wet room-style area with an electric shower, providing easy and convenient access. A wall-mounted storage cabinet offers useful space for toiletries, while a high-level frosted glass window brings in natural light while maintaining privacy. The room also includes a WC and wash basin.



Garage - A good-sized garage offering excellent versatility, suitable for parking a car or equally well suited for use as storage or a workshop. It benefits from direct internal access from the kitchen, adding everyday convenience. The space is fitted with power.

Externally

The property enjoys very pleasant, well-kept gardens offering a good level of privacy and a peaceful setting, surrounded by mature trees and established planting. To the front, there is a driveway providing off-road parking, along with a patio area that offers a nice spot to sit and enjoy the outlook. Gated access leads neatly around to the side of the property, adding convenience and security. The garden continues to the rear, arranged over different levels which add interest and usable space. There are a couple of seating areas positioned to catch the sun at different times of day, along with a useful shed providing storage.



Useful Information

Tenure - Freehold.

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

Heating - Gas central heating.

Drainage - Mains.

What3Words location - ///pesky.leopard.genius



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Approximate total area⁽¹⁾

79.5 m²
856 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

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