

## 2 Bedroom End Terrace for Sale - £250,000

Leasgill, Milnthorpe, LA7 7ET



### KEY FEATURES

- Impressive End terraced Cottage • Popular Residential Location • Open Plan Dining Area/Kitchen • Three Piece White Bathroom Suite • Feature Window Seat To The Landing • Off Road Parking • Enclosed Mature Rear Garden • Viewings Are Highly Recommended • No Upper Chain



## Description

We are delighted to offer this unique two bedroom end cottage, located with Leasgill, South Lakeland. Leasgill is ideally situated close to Heversham and Milnthorpe.

The property features; vestibule, hallway with a large storage cupboard and lounge. Modern kitchen with integrated appliances, open plan dining area/sitting room and three piece white bathroom suite. Stairs leading to the first floor landing with a feature window seat. Master bedroom with fitted wardrobes, second bedroom and walk in loft space which would be ideal for storage or possibly an office.

Externally the property provides off road parking to the side and steps leading upwards to the large decking area and mature garden.

Viewings are strongly recommended, so contact the office to book your appointment.

## Ground Floor

**Vestibule** - Entrance doorway, tiled flooring and door leading to-

**Hallway** - Stairs leading to the first floor landing. Storage cupboard with space for a washing machine.

**Lounge** - 9' 8" x 10' 2" (2.95m x 3.12m) Window to the front and side aspect. Open fireplace with a wooden mantel. Down lights and wooden flooring.

**Dining Area/Sitting Room** - 8' 9" x 13' 3" (2.68m x 4.04m) Two windows to the front aspect. Log burner with tiled hearth and wooden mantel. Radiator. Down lights and wooden flooring. Open plan to-

**Kitchen** - 7' 11" x 8' 10" (2.42m x 2.7m) Fitted kitchen with a range of wall and base units with contrasting work surface incorporating a large bowl sink. Electric oven and four ring electric hob. Integrated fridge, freezer and dishwasher. Window to the rear aspect. Tiled flooring and down lights.

**Bathroom** - White three piece suite comprising; bath with overhead shower, wash hand basin and low level WC. Wall mounted heater. Window to the side aspect.

## First Floor

**Landing** - Feature window seat and Velux window.

**Master Bedroom** - 10' 4" x 9' 0" (3.15m x 2.75m) Window to the front aspect. Large fitted wardrobe, radiator and down lights.

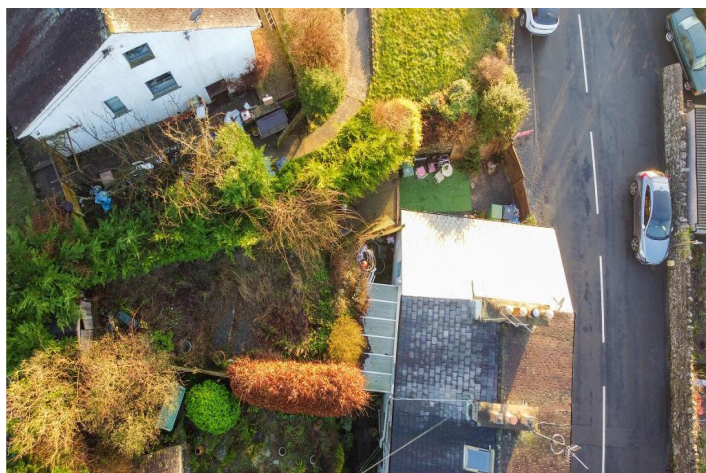


**Bedroom Two - 7' 1" x 9' 0" (2.16m x 2.75m)** Window to the rear aspect. Radiator. Wooden beam and down lights to the ceiling.

**Loft Space - 10' 2" x 7' 10" (3.1m x 2.39m)** (height restricted)  
Good size space for storage and recently fitted boiler.

## Exterior

**External -** Double gates to the side providing off road parking. Storage area to the rear of the property. Steps leading to a decking area and well established garden.





West View, Leasgill



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76   C
55-68	D		
39-54	E		
21-38	F		
1-20	G	15   G	

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Fixtures and fittings may be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.