



43 Dugg Hill, Heversham
Asking Price £350,000

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Thomson Hayton Winkley



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A well proportioned semi detached bungalow with fabulous views across greenery to the bay situated in Heversham convenient for Milnthorpe village. Having a sitting room, kitchen, two bedrooms, dressing room, en suite, bathroom, conservatory, utility room, garage, gardens and parking.







43 DUGG HILL

A well proportioned semi detached bungalow with fabulous views across an open field towards the bay situated in a desirable residential location conveniently placed for Levens and Milnthorpe villages, the market town of Kendal, the mainline railway station at Oxenholme, the Lake District and Yorkshire Dales National Parks and junctions 35 and 36 of the M6. The property is also close to a bus stop for the 555 route which operates on a daily basis.

The accommodation briefly comprises entrance hall, generous sitting room, conservatory, kitchen, utility room, two bedrooms, with one having a dressing room and en suite shower room, and a modern bathroom. The bungalow benefits from double glazing and gas central heating.

Outside offers gardens to the front, side and rear and driveway parking to the front of the garage.

This appealing bungalow is offered for sale with no upper chain.

ENTRANCE HALL

13' 6" max x 10' 11" max (4.13m x 3.34m)

Double glazed door, radiator with decorative cover, built in cloaks cupboard, coving, recessed spotlights, access to partially boarded loft with lighting and drop down ladder.

SITTING ROOM

19' 5" max x 13' 0" max (5.93m x 3.97m)

Double glazed patio doors to conservatory, two double glazed windows, radiator with decorative cover, living flame gas fire to feature fireplace, coving, serving hatch to kitchen.

CONSERVATORY

12' 1" x 8' 10" (3.69m x 2.71m)

Double glazed French doors with adjacent double glazed windows to garden, double glazed windows, double glazed roof, inset living flame gas fire, recessed spotlights, tiled flooring.

KITCHEN

10' 7" x 8' 6" (3.25m x 2.61m)

Double glazed window, plinth heater, stainless steel double sink, base and wall units, built in oven, gas hob with extractor hood over, fridge, recessed spotlights, under wall unit lighting, tiled splashbacks.





BEDROOM

13' 1" max x 12' 11" max (4.00m x 3.95m)

Double glazed window, radiator with decorative cover, wall lights, coving.

DRESSING ROOM

8' 1" max x 6' 4" max (2.48m x 1.94m)

Double glazed Velux window, radiator, fitted shelving, drawers and hanging rails, fitted mirrored wall unit, fitted mirror, loft access.

EN SUITE

8' 0" x 6' 7" (2.45m x 2.02m)

Double glazed window, heated towel radiator, three piece suite in white comprises W.C., wash hand basin to vanity and fully tiled shower cubicle with thermostatic shower fitment, fitted mirrored wall unit with shaver point, fitted wall unit, extractor fan, tiling to walls and floor.

BEDROOM

12' 4" max x 10' 8" max (3.77m x 3.27m)

Double glazed window, radiator with decorative cover, built in wardrobe, coving.

BATHROOM

7' 7" max x 6' 10" max (2.33m x 2.10m)

Double glazed window, heated towel radiator, three piece suite in white comprises W.C., wash hand basin and "P-shaped" bath with thermostatic shower fitment over, fitted mirror with glass shelf, tiling to walls and floor.

UTILITY ROOM

9' 4" max x 4' 11" max (2.86m x 1.51m)

Two double glazed windows, radiator, gas central heating boiler, light and power, fitted wall cupboards, space for freezer, tiled flooring.

GARAGE

16' 10" x 10' 0" (5.15m x 3.06m)

Up and over door, light and power, fitted shelving.

OUTSIDE

The front of the bungalow has ample driveway parking to the front of the garage together with an attractive lawned garden with well stocked borders. There is an enclosed garden to the side and rear which includes a generous paved patio which takes full advantage of the beautiful views, a gravelled area and a well maintained lawn with well presented borders and an attractive gate leading to the field which has "right of way" access from the bungalow.

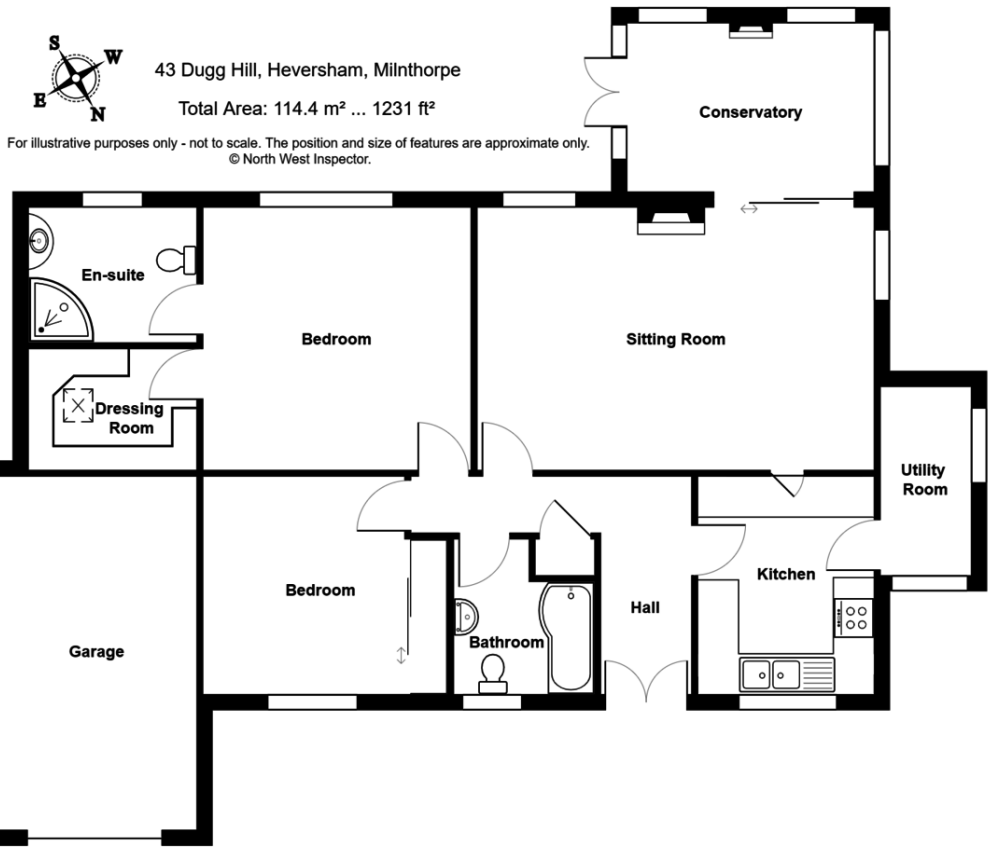
SERVICES

Mains electricity, mains gas, mains water, mains drainage.

COUNCIL TAX BANDING

Currently Band D as shown on the Valuation Office website.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

DIRECTIONS

From Levens Hall proceed south along the A6 towards Milnthorpe and take the second turning on the left signposted Heversham on to Princess Way. Take the first right turn on to Dugg Hill and number to find number 43 clearly marked as Tidal View.

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