



## Crooklands

£400,000

Norwood , Nutting Hall Lane , Crooklands, Milnthorpe, LA7 7NP

This quintessential bungalow provides a picturesque scene, surrounded by rolling hills within a short distance of Endmoor. Norwood offers flexible living spaces, with two double bedrooms, a spacious living room and a kitchen-diner with a conservatory, providing access to the pretty garden which envelopes the home around one side to the rear.

With a drive for at least two cars and garage space for additional parking, a store and an under croft offering ample storage space this home has plenty to offer. Providing a great opportunity for modernisation and potential to really make this home yours, Norwood is a must to view!

### Quick Overview

- First Class Link Detached Bungalow
- Two Double Bedrooms & One Bathroom
- Flexible Living Spaces
- Beautiful Views
- Delightful Private Well-Tended Gardens
- Situated on a Surprisingly Large Level Plot
- Large Integral Garage & Driveway
- Opportunity for Modernisation
- No upward chain - Early Viewing Recommended
- Superfast Broadband 80 Mbps Available



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Superfast  
Broadband\*



Off Road  
Parking

Property Reference: KL3404



## Property Overview

This pleasant, neatly presented bungalow boasts a huge amount of potential, with good sized living spaces and a pretty garden, with driveway and garage providing ample parking.

Stepping into the front door, you are met with a small porch area, perfect for storing shoes and hanging coats. Walking through the inner door, there is a spacious hallway with access to all living spaces. Straight ahead, you will find the spacious kitchen/diner, well-equipped with wall and base units and complementary tiling, oven and four ring gas hob with extractor over and one and a half sink with drainer, a rear window above and a door providing access to the rear. This room also has ample space for a dining table and has doors leading to the generously sized conservatory, the perfect place for catching the sun throughout the day offering a great space for entertaining friends and family. There is also a door providing access to the garden.

Back into the hallway, step into the living room; a light and bright space, enjoying dual aspect windows to the front and side with pretty views beyond, and an electric fire for those cooler days. The two double bedrooms can be found from the hallway, with bedroom one located at the rear. This room provides ample space for a bed and additional furniture, also benefitting from a double integrated wardrobe and dressing table, with a rear aspect window enjoying views of the fields beyond. Bedroom two, located at the front, also boasts a spacious atmosphere with ample space for a bed and additional furniture, enjoying pretty views to the front of the home.

The bathroom enjoys a three piece suite with shower, sink and WC. There is also a handy storage cupboard next door to this with space for storing any essentials.

To complete the picture of this wonderful home is the under croft, the entrance is located to the side of the property down a short flight of steps from the garden. It is a great space for storage and has huge potential (subject to planning consents).

Now in need of updating and improvement this blank canvas will allow a new owner the opportunity to create a home to suite their own tastes and requirements, meaning this delightful bungalow would suit a range of buyers from someone looking for an investment opportunity to a small family looking for their forever home. Early viewings are highly recommended!



Kitchen/Dining Room



Kitchen/Dining Room



Kitchen/Dining Room



Living Room





Living Room



Conservatory





Bedroom One



Bedroom Two



Bathroom



Bathroom

## Location

From Kirkby Lonsdale take the A65 towards Kendal. At the roundabout take the third exit towards Crooklands continue past the Crooklands Hotel and turn left onto Nutting Hall Lane and you will find Norwood on the right.

**What3words:** ///renew.burden.squad

## Accommodation (with approximate dimensions)

### Ground Floor

**Living Room** 16' 0" x 11' 0" (4.88m x 3.35m)

**Bedroom One** 15' 8" x 11' 0" (4.78m x 3.35m)

**Kitching/Dining Room** 16' 7" x 12' 4" (5.05m x 3.76m)

**Convervatory** 12' 5" x 8' 7" (3.78m x 2.62m)

**Bedroom Two** 12' 1" x 11' (3.68m x 3.35m)

### Lower Ground Floor

**Under Croft** 29' 9" x 28' 4" (9.07m x 8.64m)

## Property Information

**Outside** Situated in a surprisingly large plot, Norwood enjoys a south facing, beautifully tended garden, making this the perfect spot for al fresco dining or soaking up the sun. To the side is a large enclosed lawn area with hedge screening offering a blank canvas for the keen gardener, and provides the ideal space for entertaining friends and family throughout the year.

**Garage** 21' 3" x 9' 3" (6.48m x 2.82m) The integral garage with up and over door is a spacious area with light and power, allowing for additional parking.

**Store** 12' 2" x 6' 1" (3.71m x 1.85m) The store is located at the rear of the property, a great space for storage with light and power.

**Services** Mains gas, water and electricity. Shared Septic Tank Drainage.

**Council Tax** Westmorland and Furness Council - Band E

**Tenure** Freehold. Vacant possession upon completion.

**Energy Performance Certificate** The full Energy Performance Certificate is available on our website and also at any of our offices.

**Viewings** Strictly by appointment with Hackney & Leigh Kirkby Office.





Bedroom One



Bedroom Two





Rear Aspect



Views



## Meet the Team

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including evenings with our  
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# Norwood, Crooklands, Milnthorpe, LA7

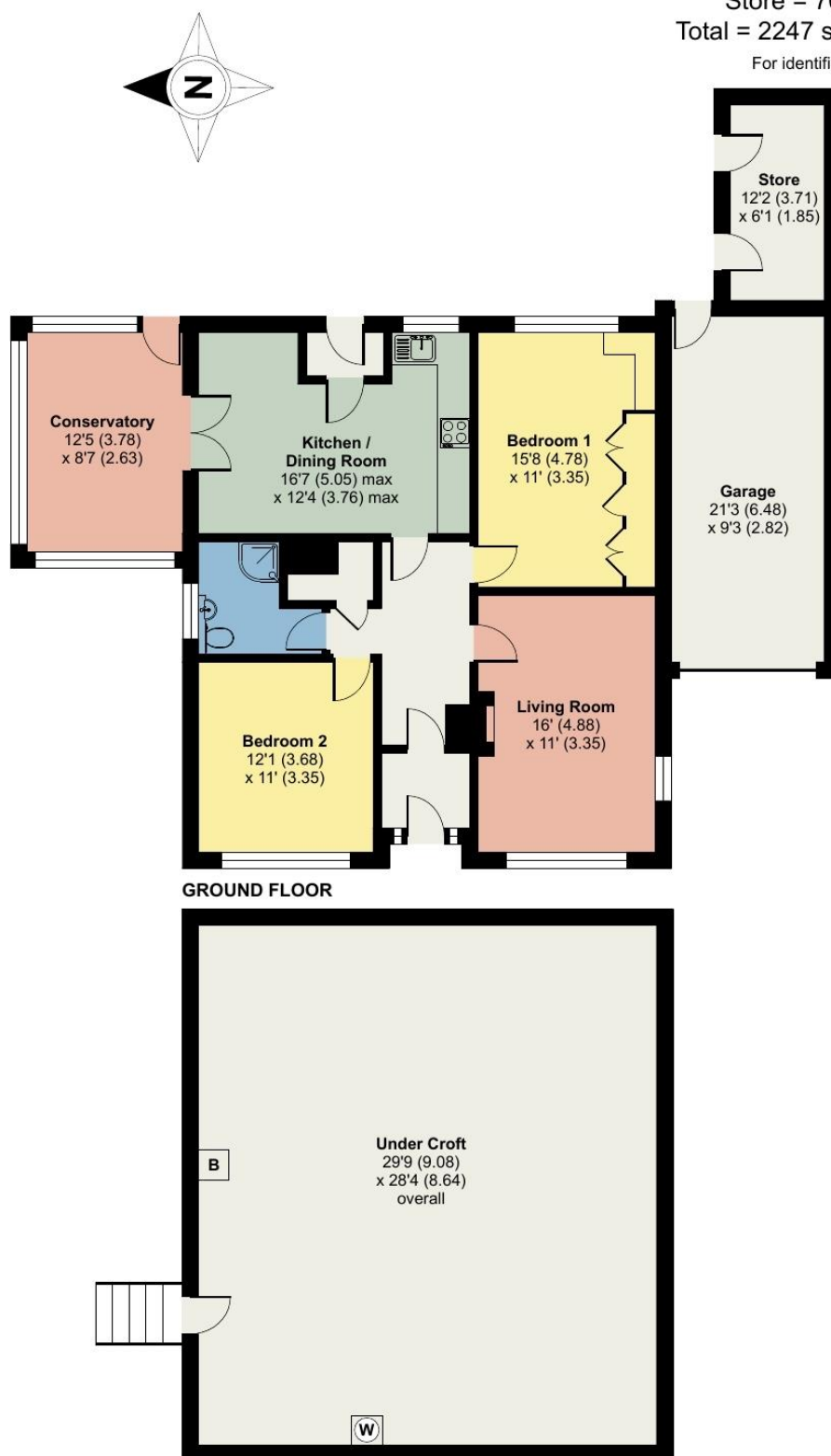
Approximate Area = 1973 sq ft / 183.3 sq m

Garage = 204 sq ft / 19 sq m

Store = 70 sq ft / 6.5 sq m

Total = 2247 sq ft / 208.8 sq m

For identification only - Not to scale



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