



Laneside, Staveley
£995,000



Laneside

Staveley

A well proportioned detached property offering fabulous views of the countryside situated in a rural location within the Lake District National Park convenient for the amenities available in nearby Staveley Village where there are numerous amenities including a post office, cafes, convenience store, bakery, church, primary school, railway station, public houses/restaurants and the ever popular Mill Yard and within easy reach of the market town of Kendal, Windermere village and links to the M6.

The accommodation which has been kept to a high standard briefly comprises an entrance hall, lounge, kitchen diner, two bedrooms one with an en-suite, utility room and cloakroom to the ground floor. The first floor offers two bedrooms, bathroom, cloakroom and ample eaves storage with the landing having great access to eaves storage which could be used as a playroom.. The property benefits from double glazing oil-fired central heating.

Outside offers delightful gardens with amazing far reaching views across the fields towards the fells. Ample parking and a garage

GROUND FLOOR

ENTRANCE HALL

7' 6" x 6' 0" (2.29m x 1.83m)

Both max. Timber door, double glazed windows.

HALLWAY

16' 8" x 8' 5" (5.09m x 2.56m)

Both max. Two radiators, understairs storage.

LOUNGE

21' 2" x 18' 8" (6.45m x 5.68m)

Both max. Double glazed door, three double glazed windows, two radiators, open fireplace.

KITCHEN/DINER

20' 4" x 19' 0" (6.20m x 5.80m)

Both max. Double glazed door, three double glazed windows, double glazed Velux window, good range of base and wall units, stainless steel sink, integrated self cleaning double oven with microwave, gas hob, extractor/filter over, space for fridge freezer, integrated dishwasher, recessed spotlights, tiled flooring.

UTILITY ROOM

11' 4" x 4' 7" (3.46m x 1.40m)

Both max. Double glazed window, plumbing for washer dry, stainless steel sink, built in cupboard housing gas combination boiler and hot water cylinder.

BEDROOM

14' 11" x 13' 0" (4.54m x 3.95m)

Both max. Double glazed door, two double glazed windows, radiator, fitted wardrobe.

EN-SUITE

10' 4" x 6' 8" (3.15m x 2.03m)

Both max. Double glazed window, radiator, heated towel radiator, three piece suite comprises W.C. wash hand basin to vanity and bath with electric shower over, fully tiled walls, recessed spotlights, fitted cabinets, tiled flooring.





BEDROOM/STUDY

10' 2" x 8' 0" (3.09m x 2.44m)

Both max. Double glazed window, radiator, fitted cabinets.

CLOAKROOM

7' 7" x 3' 7" (2.30m x 1.10m)

Both max. W.C. wash hand basin, radiator, built in cupboard.

FIRST FLOOR

BEDROOM

15' 1" x 12' 2" (4.60m x 3.72m)

Both max. Double glazed window, double glazed Velux window, radiator, fitted wardrobes, fitted cupboards

BEDROOM

16' 10" x 12' 8" (5.13m x 3.86m)

Both max. Double glazed window, double glazed Velux window, radiator, eaves storage.

BATHROOM

7' 5" x 5' 3" (2.26m x 1.61m)

Both max. Double glazed Velux window, radiator, two piece suite comprises wash hand basin and bath with electric shower over, partial tiling to walls.

CLOAKROOM

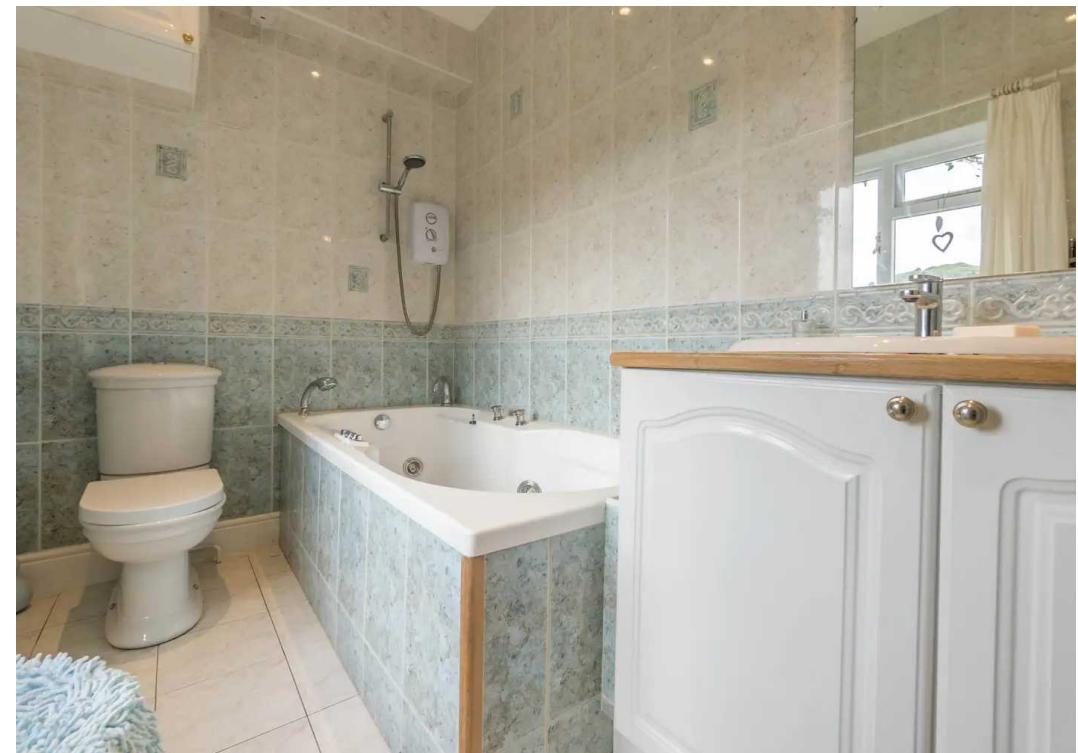
6' 5" x 3' 1" (1.95m x 0.95m)

Both max. Double glazed Velux window, radiator, W.C. wash hand basin.

LANDING

13' 4" x 5' 6" (4.07m x 1.67m)

Both max. Double glazed Velux window, access to playroom, radiator.



OUTSIDE

A beautifully kept enclosed garden with amazing views out across the fields and towards the fells. The garden has well kept lawns, borders, hedges, trees and seating areas. There is a small decking area and a shed is included.

GARAGE

A generous sized garage with light and power.

EPC RATING

SERVICES

Mains electric, propane gas, bore hole for water, septic tank drainage.



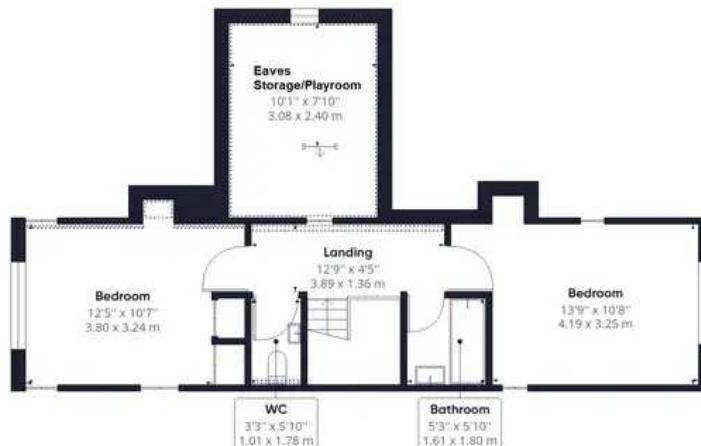


Approximate total area⁽¹⁾

1754.03 ft²
162.96 m²

Reduced headroom

147.33 ft²
13.69 m²



⁽¹⁾ Excluding balconies and terraces

⁽²⁾ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



THW Estate Agents

112 Stricklandgate, Kendal - LA9 4PU

01539 815700 • kendal@thwestateagents.co.uk • www.thwestateagents.co.uk

