



## Keswick

33 Lakeland Park, Keswick, CA12 4AT

A modern detached four bedroom split level bungalow enjoying fell views and a pleasant cul de sac position within a desirable residential estate conveniently situated approximately one mile from Keswick town centre. Upgrading of the accommodation is required.

**Offers over £495,000**

### Quick Overview

Modern detached split-level bungalow

Views to the fells

Upgrading required

Four bedrooms

Two bath / shower rooms

Living room and dining kitchen

Front and rear gardens

Garage and on-site parking area



4



2



1



D



Standard  
28Mbps



2

Property Reference: KW0334



Living Room



Living Room



Kitchen



Bedroom One

## Accommodation

### Ground Floor:

#### Front Entrance Hall

With radiator, access door to garage, built in cupboard.

#### Living Room 15' 9" max x 13' 10" max (4.8m x 4.22m)

With radiator, gas fire with surround.

#### Dining Kitchen 14' 10" max x 11' 9" max (4.52m x 3.58m)

With fitted base and wall units, sink with mixer tap, ceramic wall tiling, integrated oven, hob and extractor unit, plumbing for washing machine, radiator, external door, built in cupboard with gas boiler.

#### Bedroom One 10' 6" x 7' 11" (3.2m x 2.41m)

With radiator.

#### Bedroom Two 13' 6" x 11' 10" (4.11m x 3.61m)

With radiator, built in cupboard.

#### Bathroom

With bath, wash hand basin, ceramic wall tiling, radiator.

#### Separate WC.

### Lower Ground Floor:

#### Rear Entrance Hall

With external door.

#### Bedroom Three 11' 11" max x 11' 6" max (3.63m x 3.51m)

With radiator.



Living Room



Kitchen



Bedroom Two



Bedroom Three



Bedroom Four



Bathroom

#### Bedroom Four 13' 5" x 11' 6" (4.09m x 3.51m)

With radiator, built in cupboard.

#### Shower Room

With WC, wash hand basin, shower cubicle, ceramic wall tiling, radiator.

#### Outside:

Front and rear lawned gardens with established shrubs, front driveway providing on-site parking space, side pathways, garden shed, integral garage with electric light and power.

#### Services

Mains water, electricity, gas and drainage. Gas central heating.

#### Tenure

Freehold.

#### Council Tax

Band E.

#### Directions

From Keswick town centre proceed onto Station Street and continue onto St John's Street and then onto Ambleside Road. Turn first right after Rogerfield into Lakeland Park.

**Viewing** By appointment with Hackney and Leigh's Keswick office.

#### Price

Offers over £495,000 are invited for consideration.



View



Rear Garden



Garden



Rear Elevation

Request a Viewing Online or Call 01768 741741

## Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team  
Call **01768 741741** or request online.



Need help with **conveyancing**? Call us on: **01539 792032**



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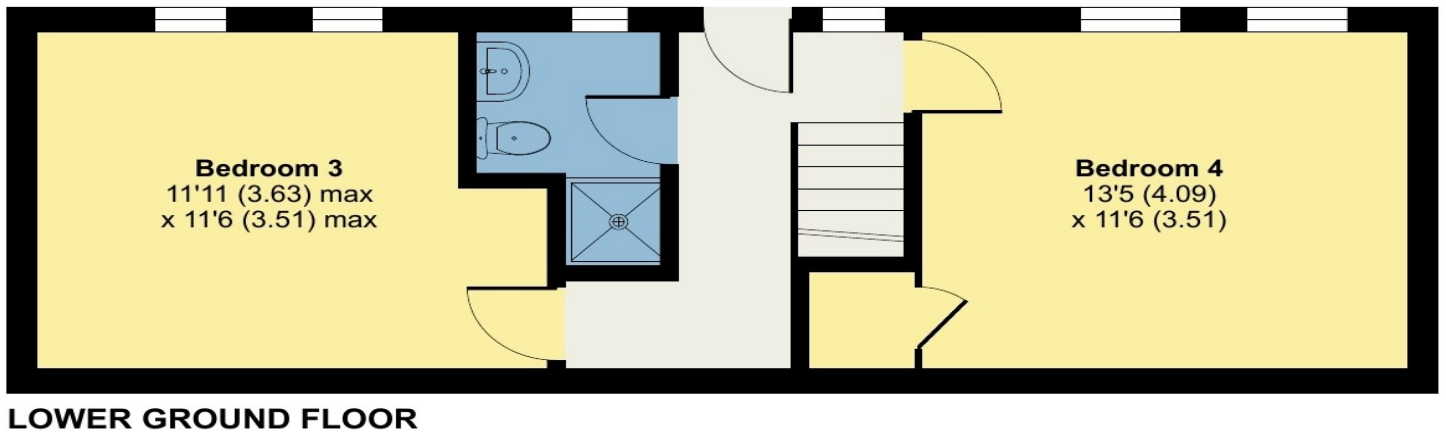
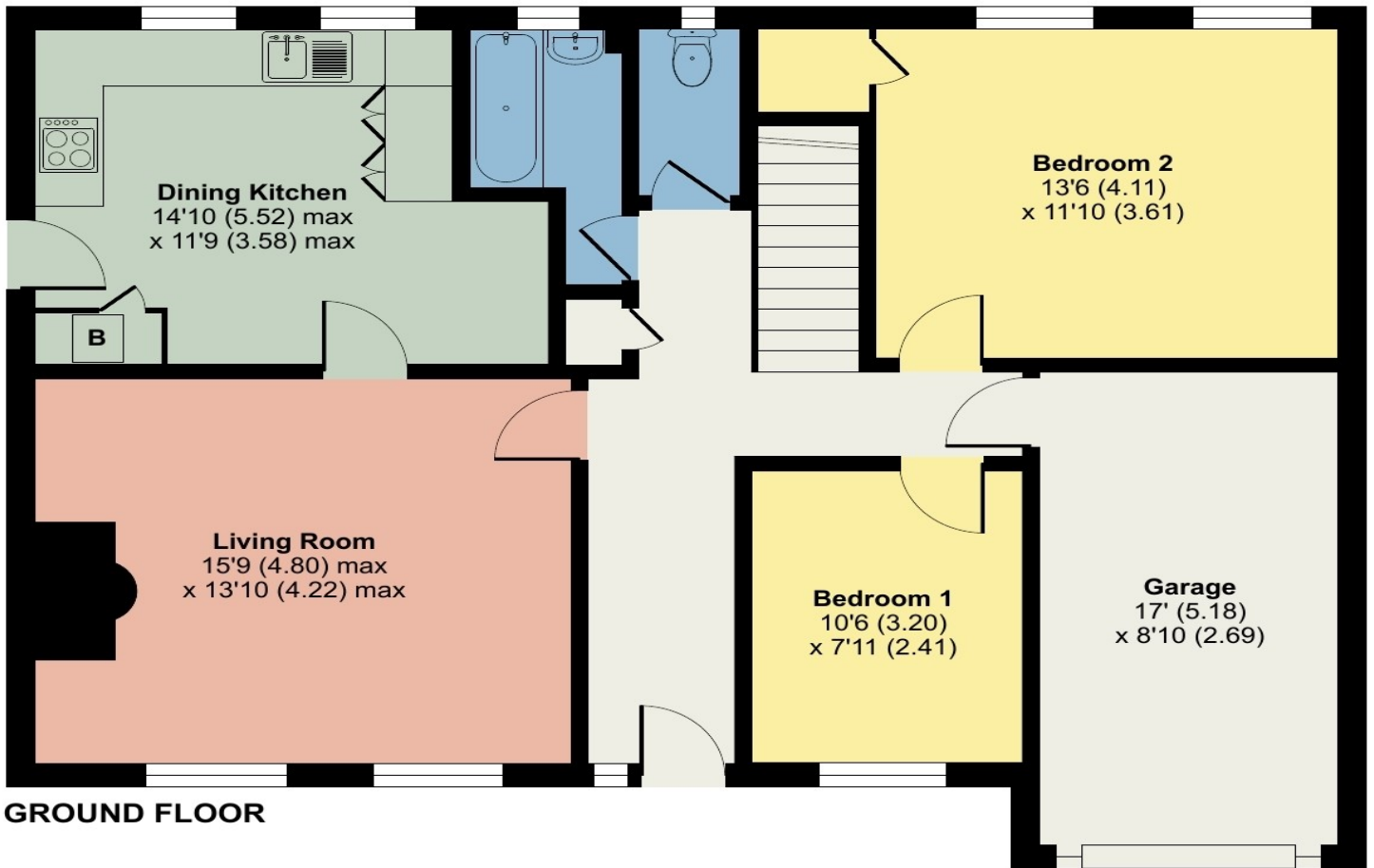
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Approximate Area = 1321 sq ft / 122.7 sq m

Garage = 150 sq ft / 13.9 sq m

Total = 1471 sq ft / 136.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2024. Produced for Hackney & Leigh. REF: 1096649

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Request a Viewing Online or Call 01768 741741