



Holme

£348,000

32 Mayfield Avenue, Holme, Cumbria, LA6 1PT

Nestled within a peaceful cul-de-sac in the heart of Holme village, this property offers the ideal family home. Boasting well-proportioned accommodation throughout, it enjoys a prime location close to local amenities, transport links and a highly regarded primary school.

Quick Overview

Situated in the Sought After Village of Holme
Quiet Cul-de-Sac Location
Well Presented Throughout
Off Street Parking and Garage
Enclosed Rear Garden
Main Bathroom, Ensuite and Downstairs W.C.
Close to a Well Regarded Primary School
Nearby Bus and M6 Links
Perfect Family Home
Superfast Broadband Available*



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TBC



Superfast
Broadband



Driveway &
Garage

Property Reference: C2477



Entrance Hall



Living Room



Living Room



Landing

Step inside to find a welcoming entrance hall, to your right, the cosy yet generously sized living room overlooks the front of the property and seamlessly connects to the kitchen through double doors.

The kitchen is the heart of the home, perfect for entertaining. Sliding doors open onto the garden, flooding the space with natural light, while there's ample space for a dining table and chairs. It features modern base and wall units, complemented by a suite of integrated appliances, including a fridge freezer, oven, gas hob, extractor, and dishwasher.

Adding to the home's practicality, a separate utility room is conveniently located off the kitchen. This space includes additional countertop areas, plumbing for a washing machine, and room for a dryer. From the utility room, you can access the deceptively spacious garage, complete with power and lighting, as well as the downstairs toilet.

On the first floor, you'll find three well-proportioned bedrooms. Bedrooms one and two are spacious doubles, while bedroom three is a larger-than-average single, all beautifully decorated in a modern style and ready for your personal touch.

The main bedroom enjoys the luxury of an ensuite shower room, featuring elegant tiled walls and flooring, a walk-in shower, a pedestal sink, and a toilet.

The main bathroom completes this floor, boasting sleek tiled walls and floors, a bath, wall-mounted sink, toilet, and a convenient walk-in linen cupboard, providing additional storage space.

Externally, the property offers off-street parking for two vehicles alongside an electrical car charging point and integral garage. To the rear, you'll find a private, low-maintenance garden, featuring raised flower bed borders, a spacious patio area perfect for outdoor relaxation or entertaining, and a convenient rear access gate.



Kitchen Dining Room



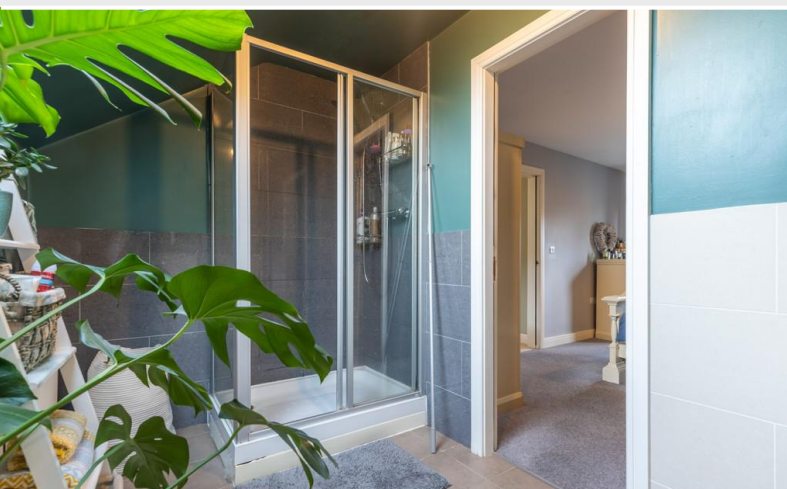
Kitchen Dining Room



Bedroom One



Ensuite



Ensuite



Bedroom Two

Accommodation with approximate dimensions

Living Room 16' 5" x 12' 2" (5m x 3.71m)

Kitchen Dining Room 18' 4" x 10' 6" (5.59m x 3.2m)

Utility 6' 11" x 6' 7" (2.11m x 2.01m)

Downstairs W.C. 6' 11" x 3' 3" (2.11m x 0.99m)

Bedroom One 13' 9" x 10' 6" (4.19m x 3.2m)

Ensuite 10' 6" x 6' 3" (3.2m x 1.91m)

Bedroom Two 12' 10" x 10' 6" (3.91m x 3.2m)

Bedroom Three 9' 2" x 7' 7" (2.79m x 2.31m)

Bathroom 12' 2" x 6' 11" (3.71m x 2.11m)

Garage 21' 0" x 9' 10" (6.4m x 3m)

Property Information

Tenure Freehold

Council Tax Band D

Services Mains gas, electricity, water and drainage.
Superfast broadband available.

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

Directions From the Hackney & Leigh Carnforth Office, turn right and proceed north on Market Street. At the traffic lights turn left onto Scotland Road and leave Carnforth on the A6. At the third roundabout take the second exit towards Burton and follow the road through the village, taking a left turn, signposted Holme. Pass over a humpback bridge and take a right turn onto Mayfield Avenue. Follow the road and take your first left and continue to the end where you will find the property located on your left hand side.

What3Words ///sensitive.formless.baseless

Viewings Strictly by appointment with Hackney & Leigh Carnforth Office.



Bedroom Three



Bathroom



Garden



Garden

Request a Viewing Online or Call 01524 737727

Meet the Team

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Call **01524 737727** or request online.



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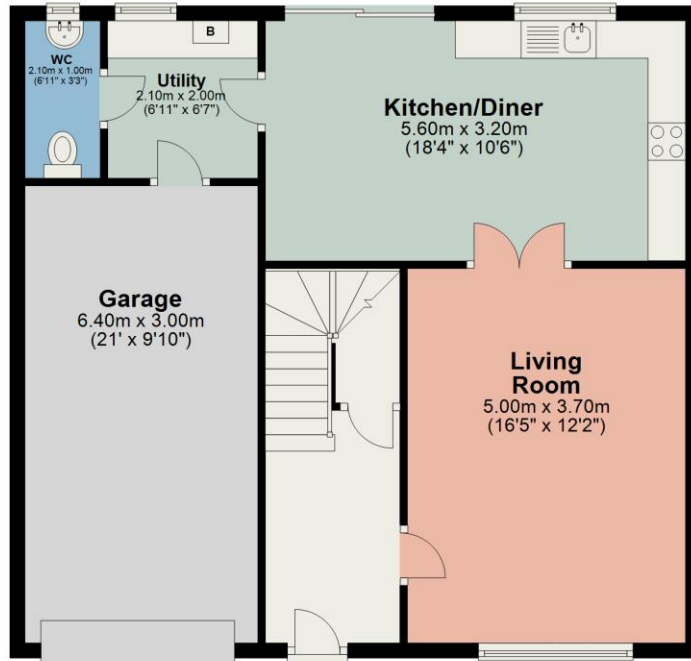


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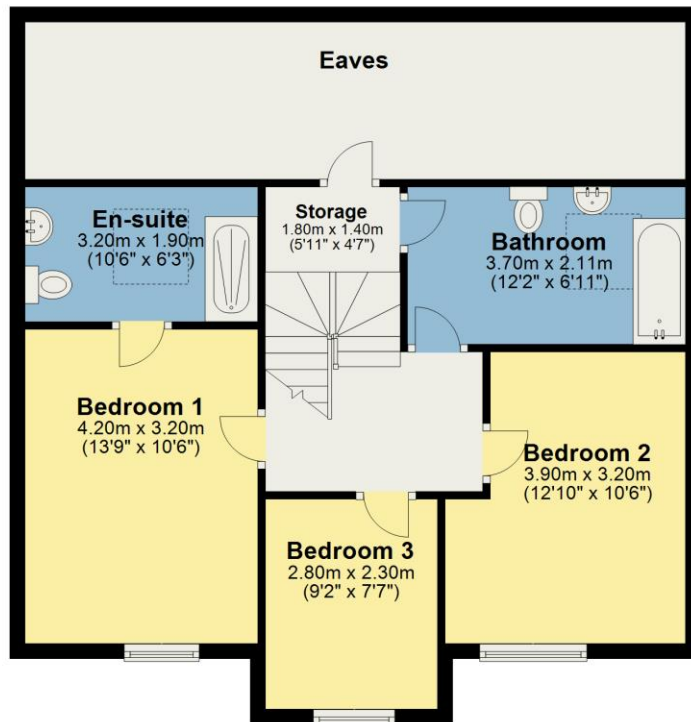
Ground Floor

Approx. 73.3 sq. metres (789.3 sq. feet)



First Floor

Approx. 76.0 sq. metres (817.9 sq. feet)



Total area: approx. 149.3 sq. metres (1607.2 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF:
Plan produced using PlanUp.

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