



Ambleside

£380,000

5 Loughrigg Park, Ambleside, LA22 0DY

Enjoying a delightfully quiet residential position just a short walk from the village centre this 3 bedroom property enjoys lovely views of Wansfell and Loughrigg. Benefitting from a pretty garden and useful garage this would make the perfect home, second home or holiday let.

Quick Overview

- Quiet residential setting
- Short walk from Ambleside village and the lake
- Living room with bay window
- 3 bedrooms with views
- Close to transport links and local amenities
- Garage and parking
- Gas central heating
- Ideal family home/second home or holiday let
- No chain
- Ultrafast Broadband available



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Ultrafast
Broadband
Available



Garage and Off
Road Parking

Property Reference: AM4104



Living Room



Living Room



Dining Area



Garden

Upon arriving in this peaceful cul de sac you will notice the tranquil setting not to mention the stunning surrounding views. A small path leads you over a neatly lawned front garden up the steps to the front door. Entering 5 Loughrigg Park you are welcomed in to a light, airy hallway giving access to the ground floor rooms. The hall has stylish, wood effect laminate flooring, a useful recess for hanging coats and an under stairs storage cupboard complete with lighting. Beyond to the living room flooded with natural light from the beautiful bay window, this is a comfortable room offering views to front garden and fell, perfect for relaxing. On to the dining room, with views over the garden, a space perfect for family gatherings, leading conveniently on to the well equipped kitchen. The light and spacious kitchen has a range of wall and base units with complementary work surface incorporating a stainless steel sink and drainer with mixer tap, integrated undercounter fridge and freezer and an electric hob and oven with extractor over. There is space and plumbing for a washing machine. A glazed PVC door leads out to the pretty rear garden.

Heading to the first floor landing you will find three comfortable bedrooms, a shower room and landing with access to the loft and useful storage cupboard.

Bedroom one, a pleasant double room with lovely fell views and a useful storage cupboard. Bedroom two is a spacious twin room with storage cupboard and views over the rear garden and towards the surrounding fells. Finally you will find bedroom three, a cosy single room with walk in storage cupboard and a view of the fells.

The contemporary shower room is tiled with spot lights, a double walk in shower, complete with a rainfall shower head, wash hand basin and WC, there is a stylish mirrored wall mounted unit for storage.

Outside the property you will find a private garden, laid to lawn and well stocked with attractive trees and shrubs. A wonderful place to unwind and enjoy the sunshine. A stepping stone path leads you to a gate at the top of the garden giving access to a brick built garage.

The front of 5 Loughrigg Park is laid to lawn with a path leading to the front door welcoming you in to the property.

Location Loughrigg Park is a residential cul-de-sac within strolling distance of Lake Windermere and pretty Ambleside where a variety of shops, cafes, highly regarded restaurants, traditional Lakeland inns and even a selection of cinema screens await. The village is also a gateway to numerous walking and cycling trails and places of interest, making it an ideal base for exploring the Lake District.

Accommodation (with approximate dimensions)

Entrance Hall

Kitchen 10' 6" x 8' 1" (3.2m x 2.46m)

Living Room 12' 10" x 10' 10" (3.91m x 3.3m)

Dining Room 10' 6" x 9' 1" (3.2m x 2.77m)

Bedroom 1 12' 2" x 10' 8" (3.71m x 3.25m)

Bedroom 2 10' 9" x 10' 2" (3.28m x 3.1m)

Bedroom 3 8' 11" x 7' 11" (2.72m x 2.41m)

Shower Room

Garage 17' 7" x 9' 1" (5.36m x 2.77m)

Property Information

Tenure Freehold (Vacant possession upon completion).

Council Tax Westmorland and Furness District Council Band D

Services Mains gas, water, electricity and water.

Broadband Ultrafast Broadband available.

Mobile Three, O2, Vodafone likely service.

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.

Directions From our Ambleside office, head along the one-way system as though travelling towards Windermere. Continue along Lake Road, passing The White Lion Hotel and then the petrol station on your left. Take the next right onto Loughrigg Avenue, turning right which leads you onto Loughrigg Park.

What3Words [///cloud.sensual.bookmark](https://cloud.sensual.bookmark)

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Bedroom 1



Bedroom 2



Garden



Garage

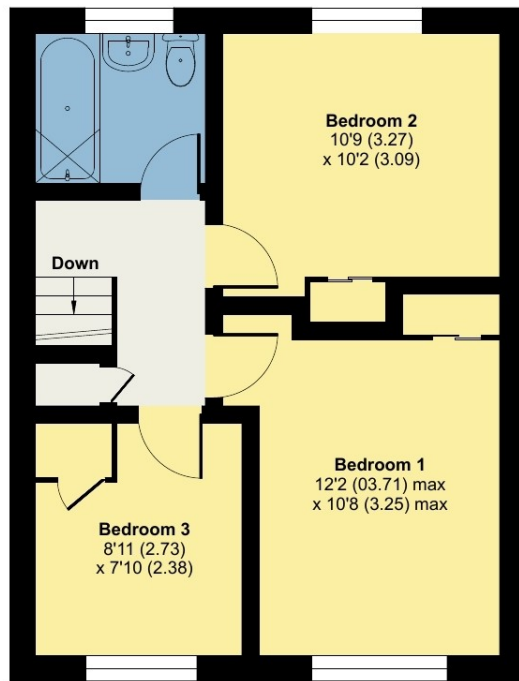
5 Loughrigg Park, Ambleside, LA22

Approximate Area = 862 sq ft / 80 sq m

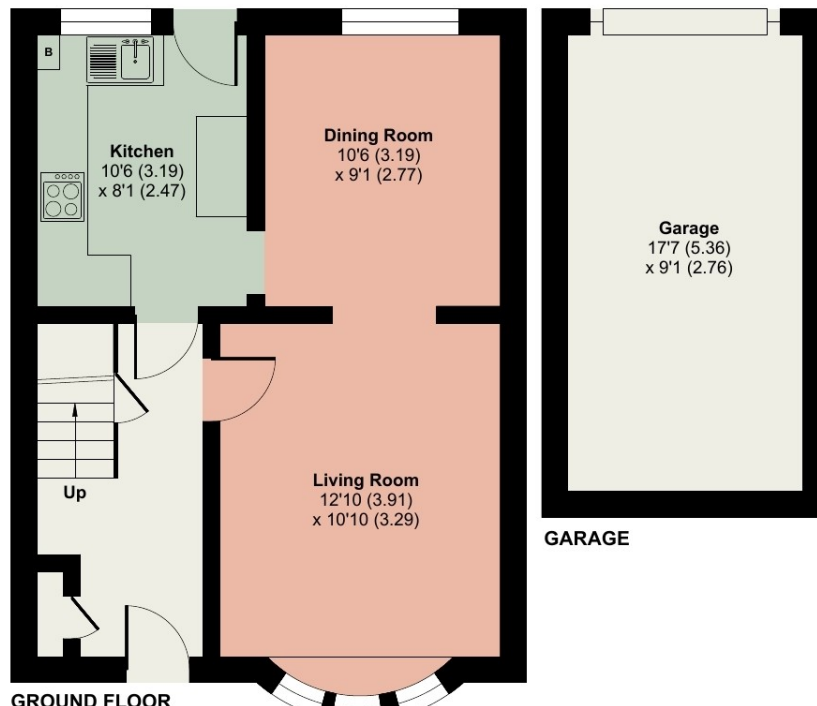
Garage = 159 sq ft / 14.7 sq m

Total = 1021 sq ft / 94.7 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

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