



## Ambleside

£595,000

9 Loughrigg Meadow, Ambleside, LA22 0DZ

Welcome to 9 Loughrigg Meadow, set within the sought after Lake District village of Ambleside. This 3 bedroom link-detached bungalow is beautifully light and spacious throughout, with fantastic gardens to the front and back of the property.

With the potential to become your perfect family home, or peaceful second residence, 9 Loughrigg Meadow is definitely not one to miss out on! Close to the bustling village, and having stunning walks from the doorstep, this property offers everything and more.

### Quick Overview

Fantastic location near central Ambleside  
Furnishings available by separate negotiations  
(bar personal effects)

Large front and rear gardens

Three bedroom link detached home

Lake District walks from the doorstep

Spacious open plan living area

Perfect as a home or second home

Driveway and garage parking

Close to local shops and amenities

Ultrafast Broadband available



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Ultrafast  
Broadband  
Available



Driveway and  
garage Parking

Property Reference: AM4183



Front Garden



Living Room



Living Room



Kitchen

The front garden is surrounded by mature border shrubs and bushes, and features a pretty gravel rockery and characterful planters dotted around. A lovely sun trap during the Spring and Summer months, this is the perfect spot to enjoy a morning coffee outside. The property benefits from driveway parking, and a garage with room for 1 car. The garage can be accessed from the front, and is fitted with useful shelving throughout. It currently houses the Worcester boiler and water meter.

Stepping into the property through the bright front porch, you will enter the spacious open plan Living Room and Kitchen. Benefitting from a large window, the living room enjoys natural daylight pouring in all day, and looks over the charming front garden. With spotlights to the ceiling to illuminate the space, and plenty of room for a dining suite; you'll always want to be the host!

The kitchen is modernly fitted, with wood-effect laminate flooring and countertops, and glossy sandstone cabinets. Enjoy a full English at the breakfast bar to fuel up for a day out in the Lake District fells, and make use of the integrated appliances, which include Hotpoint dishwasher, AEG oven and under-counter fridge, and Bosch 4 ring induction hob with cooker hood over. The kitchen enjoys views over the rear garden, a welcome distraction whilst washing up dishes at the inset Franke sink and drainer. The corner pantry provides an abundance of extra storage and shelving.

Leading on from the kitchen is the utility room, with laminate flooring and worktop. The room currently houses a Samsung washing machine, Hotpoint tumble dryer and Hotpoint under-counter. There is also a handy toilet, with wall-hung basin and WC.

Down the corridor, is the large 4-piece family bathroom with panelled walls and ceiling. The bathroom is fitted with a large vanity unit with wash hand basin, bathtub, and a spacious corner shower, as well as WC, chrome heated towel rail and a decently sized storage, perfect for use as an airing cupboard.

The hallway features another cupboard to provide even more storage space. Bedroom 2 is directly opposite the bathroom, and is fitted with a generously sized built-in wardrobe. Bright and spacious, this double bedroom overlooks the front garden.

Bedroom 1 is at the end of the hallway and benefits from a large window, also enjoying a view over the front garden. It currently houses a large freestanding wardrobe. Bedroom 3 is a double room, overlooking the back garden, and would be perfect for guests or as a quiet home office.

A door from the utility room leads to the large back garden, which is mainly laid to lawn with mature shrubs, bushes and trees. In one corner you will find the quaint greenhouse and useful composter, making this property perfect for anyone with a green thumb! A well-maintained gravel path winds throughout the garden, and border plants and trees allow for plenty of privacy.

## Accommodation (with approximate dimensions)

Porch

Living Room 18' 5" x 20' 7" (5.61m x 6.27m)

Kitchen 9' 6" x 14' 9" (2.90m x 4.51m)

Utility 6' 8" x 12' 1" (2.04m x 3.68m)

Bedroom 1 14' 7" x 9' 3" (4.44m x 2.82m)

Bedroom 2 9' 9" x 10' (2.98m x 3.04m)

Bedroom 3 9' 7" x 9' 5" (2.92m x 2.88m)

Bathroom

WC

Garage 17' 4" x 11' (5.29m x 3.35m)

## Property Information

Tenure Freehold

Council Tax Council Tax Band F - South Lakeland District Council.

Services The property is connected to mains water, drainage and electricity, and uses gas central heating. The property benefits from solar panels on a feed in tariff.

Broadband Ultrafast Broadband available - Openreach Network.

Mobile Services Likely service from EE, Vodafone, Three and O2.

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

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 onto Loughrigg Park at the end. Take the next left onto Loughrigg Meadow, a quiet cul-de-sac, and follow the road as it bears right. 9 Loughrigg Meadow can be found on the next corner.

What3Words ///origins.disco.tacky

Viewings Strictly by appointment with Hackney & Leigh.

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Bedroom 1



Bedroom 2



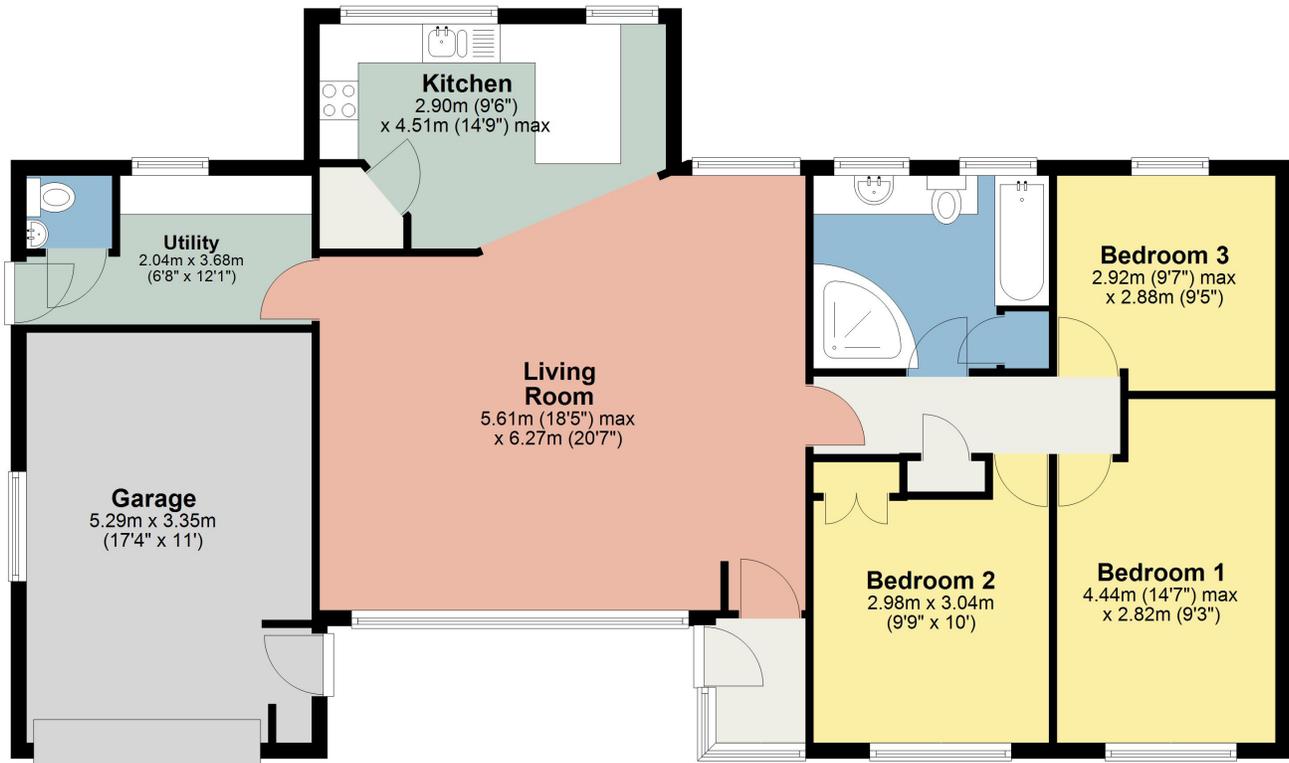
Bedroom 3



Back Garden

## Ground Floor

Approx. 116.5 sq. metres (1253.7 sq. feet)



Total area: approx. 116.5 sq. metres (1253.7 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.

### 9 Loughrigg Meadow, Ambleside

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