



14 St Martins Court

Coniston, LA21 8HZ

Price £179,950

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14 St Martins Court is a well proportioned and presented three bedroom family house. The current vendors have extended creating conservatory and converted the attic into a desirable third bedroom. An ideal central location providing easy access to the village. A low maintenance property with small garden and designated parking.

St Martins Court occupies a most convenient level position ideal for all village amenities including a variety of cafes, shops, public houses and bank etc in this popular village of Coniston along with primary/secondary schools and church. With endless fell and country walks from the door step.



Directions

From Ambleside head out on to the A591 to Coniston, on reaching the village continue through over the bridge and pass the BP garage turning left into Lake Road, turn left into St Martins Court and proceed straight ahead, the property is the second on the right.

Accommodation

Front door leading into vestibule with night storage heater, concealed fuse box and cloaks cupboard. Internal door into:

Dining Area

7'4 x 6'4 (2.2m x 1.9m)

Alcove shelving. Open plan to:



Kitchen

9'10 x 7'6 (3m x 2.3m)

Selection of wall and base units and one and half bowl stainless steel sink unit with mixer tap. Four ring electric oven, extractor and integrated electric oven. Plumbing for washing machine, part tiled walls and electric wall heater. Sliding doors.

Living Room

14'4 x 12'8 (4.4m x 3.8m)

Attractive room with open staircase. Electric fire with slate hearth, night storage heater and TV point. Sliding doors into:

Conservatory

10' x 8' (3.1m x 2.4m)

Useful room with south east facing aspect. Patio doors out onto garden

First Floor

Landing with night storage heater and airing cupboard.

Rear Bedroom One

14'4 x 9'10 (4.4m x 3m)

Double L shaped room with electric wall heater and attractive views towards Grizedale. Built in double wardrobe.

Front Bedroom Two

12'8 x 7'8 (3.8m x 2.3m)

Double room with built in wardrobe and electric wall heater. Views up the lower slopes of Coniston Old Man.

Bathroom

Three piece white suite comprising WC, pedestal wash hand basin and panelled bath with shower over and shower attachment. Part tiled walls and Dimplex electric wall heater.

Second Floor



Bedroom Three

14'4 x 12'1 (3.8m x 2.3m)

Attic conversion creating useful double bedroom with three velux windows and exposed beams. Attractive views towards Coniston Old Man and Grizedale Forest. Eaves storage and built in wardrobe. Separate cloak room with WC and pedestal wash hand basin. Part tiled walls and built in cupboards.

Outside

Small selection of shrubs and decked area. Views towards Grizedale. Designated parking.

Services

Mains electric, water and drainage. Night storage heating.

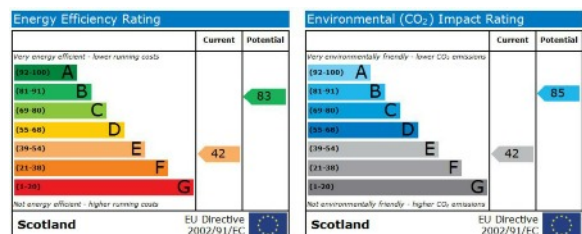
Tenure

Freehold. Vacant possession on completion.

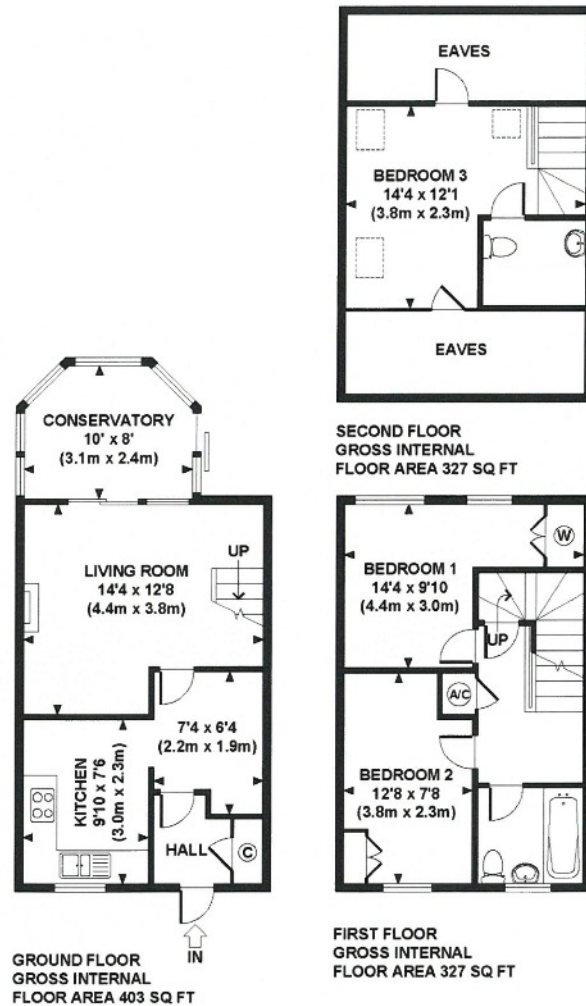
Please note. The property has a Local Occupancy Restriction stating you must have lived or worked in the County of Cumbria for the last three years or be coming to work in the area.

Council Tax Band

C



14 ST MARTINS COURT



APPROX. GROSS INTERNAL FLOOR AREA 1057 SQ FT / 98 SQ M
 Floorplans are for identification and guideline purposes only, not to scale.
 Compliant with RICS code of measuring practice.
 Floorplans supplied by www.2dexpert.net

Viewing is strictly by appointment with the sole agents
 The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details are correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.

