



## Holme

**£170,000**

Trinity Cottage

North Road

Holme

Cumbria

LA6 1QA

Property Ref: C2093

Are you looking for a good-sized family property? Maybe a holiday home or an investment property? Then look no further. With a beautiful mix of cosiness and space, this property has three good-sized bedrooms, a spacious kitchen diner and a Living Room with open feature fireplace.

Situated in the picturesque village of Holme, this fantastic property is within walking distance of the local primary school, shop and public house. With excellent transport links including the M6 and two train stations (Carnforth and Oxenholme) with the countryside on its doorstep.





Living Room



Bedroom One

**Location** From the Hackney & Leigh Carnforth office, turn right and travel north on Market Street, turning left at the traffic lights onto the A6. Follow the road out of Carnforth and at the 3rd roundabout, take the A6070 to Burton in Kendal. Proceed on this road for over 3 miles passing through Burton in Kendal, taking a left tuning onto Burton Road, signposted Holme. Follow the road into the centre of the village turning right onto North Road. Proceed for a short time passing the turning onto Trinity Drive, where the property is situated just after the turn, on the left hand side. The property can be located by our For Sale sign.

**Accommodation (with approximate dimensions)**

**Kitchen Diner** 11' 0" x 14' 1" (3.35m x 4.29m) Entered via a PVCu double glazed door, this spacious room is fitted with a range of wall and base units with a complementary worktop over and a stainless steel sink unit with mixer tap and drainer. There is space for a freestanding cooker, space for a fridge freezer, plumbing for a washing machine and plumbing for a dishwasher. With two wooden double glazed windows, a useful understair storage cupboard with stairs leading to the first floor and a radiator. There is also ample space for a sizeable dining table.

**Living Room** 17' 0" x 14' 4" (5.18m x 4.37m) This bright and spacious room is perfect for any family gathering. Fitted with a feature open fireplace with feature stone surround and slate heath. With two wooden double glazed windows, one of which is a feature sash window and two PVCu double glazed windows; A built in storage cupboard, decorative wooden panelling and a radiator.

**First Floor Landing** Stairs lead from the kitchen to a spacious first floor landing. With a PVCu double glazed window and a radiator.

**Bedroom One** 9' 4" x 14' 6" (2.84m x 4.42m) A spacious room, fitted with a built in double wardrobe, a PVCu double glazed window with rooftop views across the Lancashire countryside and a radiator.



**Kitchen Diner**

**Bedroom Two** 11' 2" x 8' 3" (3.4m x 2.51m) With a built in storage cupboard housing the gas central heating boiler. A wooden double glazed window and a radiator.

**Bedroom Three** 6' 1" x 10' 8" (1.85m x 3.25m) Fitted a PVCu double glazed window with rooftop views across the Lancashire countryside and a radiator.

**Bathroom** Fitted with a three piece suite consisting of a WC, a wash hand basin and a bath with a shower over, a glass shower screen and tiled surround. With a wooden double glazed frosted window, a large built in storage cupboard, access to the loft space and a radiator.

**Outside** To the front of the property there is ample on road parking. Although there is no outdoor space with this beautiful property, it is situated in close proximity to Holme Primary School playing fields making this a perfect property for those who have children to run and play.

**N.B** The gas central heating boiler located in Bedroom Two, was installed in August 2020 and comes with a 5 year guarantee from installation. The PVCu double glazed windows were installed in November 2019 and the chimney was last swept in September 2019.



**Bedroom Two**

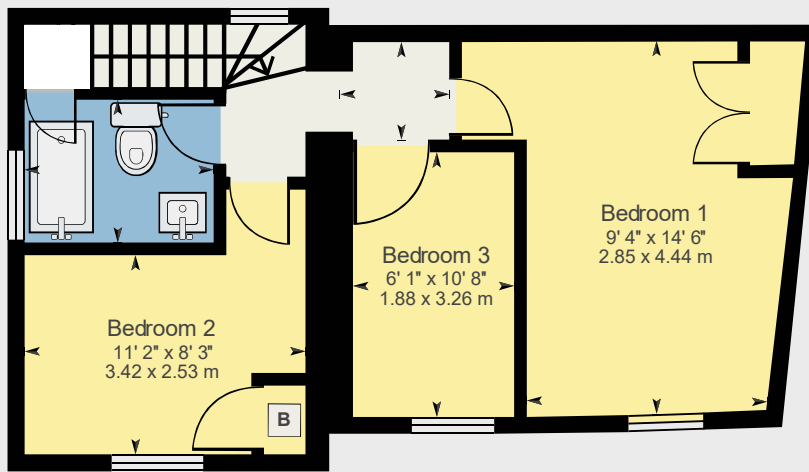
**Services** Mains electric, mains gas, mains water and mains drainage.

**Council Tax** Band C – Lancaster City Council.

**Tenure** Freehold.

**Viewings** Strictly by appointment with Hackney & Leigh - Carnforth Office.

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



1st Floor



Ground Floor

Approximate net internal area: 845.69 ft<sup>2</sup> / 78.57 m<sup>2</sup>

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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