Cumbrian
PROPERTIES

Crossview, Lamplugh, Workington

Price Region £382,000

EPC-D

Detached bungalow | Rural village location
2 reception rooms | 4 bedrooms | 1 bathroom
Countryside & fell views | Garage & driveway

01946 313107
12 King St, Whitehaven CA28 7LA
www.cumbrian-properties.co.uk
properties@cumbrian-properties.co.uk

2/ CROSSVIEW, LAMPLUGH, WORKINGTON

Situated on the fringe of the rural village of Lamplugh, a generously proportioned detached bungalow. The accommodation, which benefits from fantastic views towards open fields and the western Lake District fells, briefly comprises entrance hall, dining kitchen, conservatory, utility room with WC, dining lounge, four bedrooms and four piece bathroom. Externally the property benefits from wrap-around lawned gardens, driveway, parking area and detached garage.

The double glazed and central heated accommodation with approximate measurements briefly comprises:

UPVC door into entrance hall.

ENTRANCE HALL Radiators, spotlights and oak parquet effect laminate flooring. Doors to bedrooms, bathroom, lounge and dining kitchen.

DINING LOUNGE (28'7 x 15'9) UPVC double glazed windows to the front and side, radiators, oak parquet effect laminate flooring, electric fire and UPVC double glazed French door to the rear.

DINING LOUNGE

BEDROOM 1 (15'9 x 12') UPVC double glazed window to the front and radiator.

BEDROOM 1

BEDROOM 2 (12' x 11'3 max) UPVC double glazed window to the front and radiator (currently used as an office).

3/ CROSSVIEW, LAMPLUGH, WORKINGTON

BEDROOM 2

DINING KITCHEN (22' max x 13' max) A range of wall and base units with complementary worksurfaces and tiled splashbacks incorporating a stainless steel sink with mixer tap. Eye level electric oven with hob with extractor hood above, space for fridge freezer, radiator and cupboard housing the Worcester boiler. Doors to the conservatory and utility room.

DINING KITCHEN

CONSERVATORY (10' max x 9' max) UPVC windows and doors and oak parquet effect laminate flooring.

UTILITY ROOM (14' x 12'4 max) UPVC double glazed windows to the rear and side, radiator, oak parquet effect laminate flooring, door to cloakroom and door to the side.

CONSERVATORY

UTILITY ROOM

4/ CROSSVIEW, LAMPLUGH, WORKINGTON

CLOAKROOM White two piece suite comprising low level WC and wash hand basin. Vinyl flooring, radiator and UPVC double glazed frosted window to the side.

BEDROOM 3 (12' x 11') UPVC double glazed window to the rear and radiator.

BEDROOM 3

BATHROOM (8'9 x 8'3) White four piece suite comprising low level WC, pedestal wash hand basin, tiled bath with shower attachment and double shower cubicle. Fully tiled walls, vinyl flooring, radiator and UPVC double glazed frosted window to the rear.

BATHROOM

BEDROOM 4 (11'6 x 10'3) UPVC double glazed window to the rear and radiator.

BEDROOM 4

5/ CROSSVIEW, LAMPLUGH, WORKINGTON

OUTSIDE To the rear is a **DETACHED GARAGE**, driveway providing off-street parking for several vehicles and wrap-around lawned gardens with mature shrubs and bushes.

GARDENS

GARDENS AND GARAGE

VIEWS

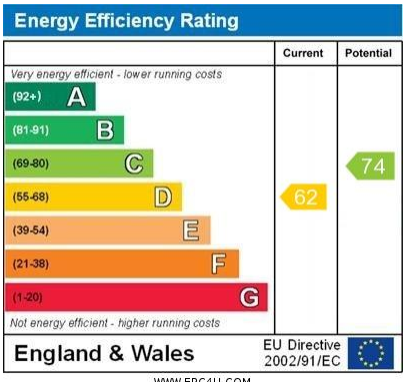
6/ CROSSVIEW, LAMPLUGH, WORKINGTON

COUNCIL TAX BAND We are informed the property is Tax band D

TENURE We are informed the tenure is Freehold

SERVICES Mains water, oil and electricity are connected.
Drainage to septic tank.

VIEWING Cumbrian Properties ELA Ltd, 12 King Street, Whitehaven.
Tel 01946 313107



Ground Floor

This 2D plan is only intended as a guide to the layout of the property, and is not designed to look exactly like the real property. Flooring, wall coverings and so on will not match the real property.
Plan produced using PlanUp.