

Cumbrian Properties

5 Oaks Lane, Kirkbampton



Price Region £425,000

EPC-D

Detached house | Rural location

3 reception rooms | 4 double bedrooms | 2 bathrooms

Generous gardens | Double garage & drive

01228 599940
2 Lonsdale Street, Carlisle CA1 1DB

www.cumbrian-properties.co.uk
properties@cumbrian-properties.co.uk

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An immaculately presented, detached family home with four double bedrooms, three reception rooms and two bathrooms situated in the rural village of Kirkbampton, with its own village primary school, and just a ten minute drive from Carlisle. The property is beautifully decorated throughout and briefly comprises entrance porch, entrance hall, bay fronted sitting room leading to the stunning kitchen with island and integrated appliances, bay fronted lounge with multi fuel stove, a light and spacious sun room with Apex ceiling and French doors to the rear garden, utility room and cloakroom. To the first floor there are four double bedrooms, master en-suite shower room and a four piece fully tiled family bathroom. Outside the property has ample off-street parking on the block paved driveway, which can hold a motor home, leading up to the double garage with electric door and integral access into the property. The rear of the property has generous lawned gardens incorporating raised flower beds, mature trees and gravel borders, pleasant patio seating areas, log store and garden shed.

Kirkbampton is a quiet, rural village with its own primary school, the Royal Oak pub at Moorhouse less than a five minute drive away and with easy access to the western bypass.

The accommodation with approximate measurements briefly comprises:

UPVC door into entrance porch.

ENTRANCE PORCH Wood flooring, double glazed windows and glazed door to the entrance hall.

ENTRANCE HALL Staircase to the first floor, understairs storage cupboard, radiator, coving to the ceiling and wood flooring. Doors to sitting room, lounge, kitchen, sun room and cloakroom.



ENTRANCE HALL

SITTING ROOM (14' max into bay window x 11') Double glazed bay window to the front, radiator, coving to the ceiling and double doors to the kitchen.



SITTING ROOM

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LOUNGE (18' max into bay window x 11') Double glazed bay window to the front, brick fireplace housing a multi fuel stove on a contemporary tiled hearth with wooden lintel above, coving to the ceiling, radiator and wood flooring.



LOUNGE

CLOAKROOM Two piece suite comprising WC and vanity unit wash hand basin. Fully tiled walls, tiled flooring and heated towel rail.



CLOAKROOM

KITCHEN (15' x 11'6) Fitted kitchen incorporating an electric oven and grill, four ring hob with extractor hood above, one and a half bowl sink with mixer tap, island unit with breakfast bar, integrated fridge and freezer. Ceiling spotlights, wood effect flooring, coving to the ceiling, radiator and double glazed windows to the side and rear.



KITCHEN

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SUN ROOM (22'9 max x 13'3 max) Double glazed windows and double glazed doors to the rear garden, coving to the ceiling, three radiators, wood flooring, doors to utility and garage.



SUN ROOM

UTILITY (7'4 x 6'5) Plumbing for washing machine, space for tumble dryer, stainless steel sink with mixer tap, wall and base units, tiled splashbacks, radiator, double glazed window and wood flooring.



UTILITY

FIRST FLOOR

LANDING Doors to all bedrooms and bathroom. Built-in airing cupboard housing the hot water tank. Access to the part boarded loft.



LANDING

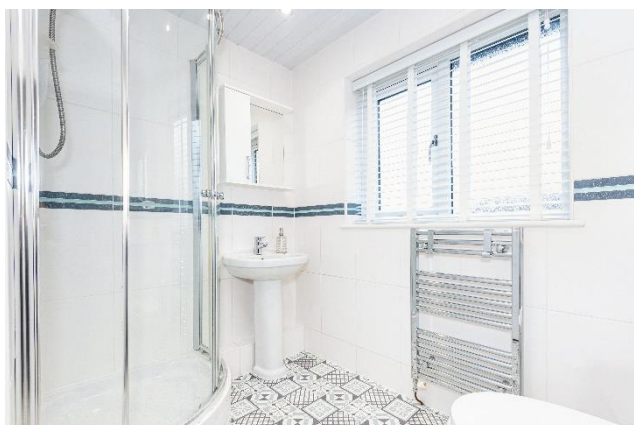
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BEDROOM 1 (11' x 11' to fitted wardrobes) A range of fitted wardrobes, double glazed window to the front, radiator and door to en-suite shower room.



BEDROOM 1

EN-SUITE SHOWER ROOM (7' x 6') Three piece suite comprising corner shower cubicle, wash hand basin and WC with concealed cistern. Double glazed frosted window, fully tiled walls, panelled ceiling with spotlights, tile effect flooring and heated towel rail.



EN-SUITE TO BEDROOM 1

BEDROOM 2 (11' x 9'5) Double glazed window to the rear with radiator below.



BEDROOM 2

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BATHROOM (11' max x 5'9 max) Four piece suite comprising walk-in shower cubicle with waterfall shower head, panelled bath, wash hand basin and WC with concealed cistern. Panelled ceiling with spotlights, fully tiled walls, tiled flooring, double glazed frosted window and heated towel rail.



BATHROOM

BEDROOM 3 (11' x 10'8) Double glazed window to the front with radiator below.



BEDROOM 3

BEDROOM 4 (11'9 x 7'3) Double glazed window to the rear with radiator below.

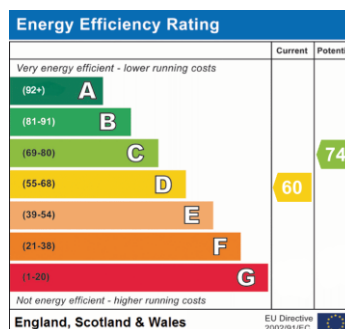


BEDROOM 4

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OUTSIDE Lawned front garden and block paved driveway providing ample off-street parking for two/three vehicles leading up to the double garage. Generous lawned rear garden incorporating raised flower beds housing mature trees, flag stone patio seating areas, log store, outbuilding housing the oil tank, garden shed, outside tap, external sockets and gate providing pedestrian access to the front of the property.

DOUBLE GARAGE Electric up and over door, double glazed frosted window, mezzanine storage and oil boiler.



GARDENS AND PARKING

TENURE We are informed the tenure is Freehold.

COUNCIL TAX We are informed the property is Tax Band E.

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