

# Cumbrian Properties

## 16 Long Marton Road, Appleby



**Price Region £345,000**

**EPC-D**

Semi-detached property | Drive, garage & garden  
1 reception | 4 bedrooms | 2 bathrooms  
Fully renovated & modernised throughout | Conservatory

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## 2/ 16 LONG MARTON ROAD, APPLEBY-IN-WESTMORLAND

This recently renovated four double bedroom semi-detached property in the sought after area of Appleby, is in pristine condition throughout and briefly comprises entrance vestibule, spacious lounge with multi-fuel stove leading through to the conservatory giving access to the rear garden, a modern dining kitchen with integrated appliances, breakfast bar and access to the garage and cloakroom. To the first floor, there are four bedrooms with an en-suite to the master and four piece family bathroom with separate rainfall shower. Externally, to the front of the property is a double driveway for two or more cars leading to the garage with electric door. To the rear is an enclosed garden with partially turfed and paved area, perfect for outdoor dining. This property would make an ideal family home and is close to many local amenities including schools, shops, and regular bus routes with easy access to the motorway and Penrith. Sold with the benefit of no onward chain.

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

**Entrance via a glazed composite door leading into the entrance vestibule.**

**ENTRANCE VESTIBULE** Radiator, tiled flooring, ceiling light, and door to the lounge.

**LOUNGE (15' x 22')** Double glazed windows to the front, two radiators, multi-fuel stove, ceiling spotlights, staircase to the first floor, opening into the conservatory and door to the dining kitchen.



LOUNGE

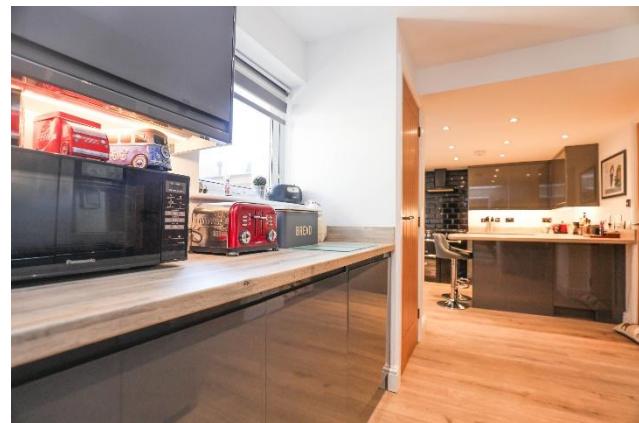
**CONSERVATORY (9' x 8')** Double glazed UPVC doors to the rear garden, surrounding windows and radiator.



CONSERVATORY

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**DINING KITCHEN (19' max x 11' max)** Fitted kitchen with a mixture of wall and base units with contemporary worktops, breakfast bar with storage units, 1.5 bowl sink with drainer and mixer tap, integrated dishwasher, five ring gas Cookmaster hob with grill & ovens below and extractor hood above, tiled splashbacks, space & plumbing for washing machine and space for freestanding fridge freezer. Double glazed windows to the rear, ceiling spotlights, under unit lighting and doors to the cloakroom, storage cupboard housing the boiler and door to the garage.



KITCHEN

**CLOAKROOM** Two piece white suite comprising sink basin with mixer tap and WC. Radiator and ceiling spotlights.



CLOAKROOM

**GARAGE (19' x 11')** Plumbing for washing machine, wall and base units, stainless steel sink with mixer tap, radiator and electric garage door.

**FIRST FLOOR**

**LANDING** Doors to 4 bedrooms and bathroom and storage cupboard.



LANDING

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**MASTER BEDROOM (15' x 10')** Double glazed window to the front, radiator, and door to the en-suite.



MASTER BEDROOM

**MASTER EN-SUITE** Three piece white suite comprising sink basin with mixer tap, WC and walk-in shower with glass sliding doors. Tiled flooring, radiator, and ceiling spotlights.



MASTER EN-SUITE

**BEDROOM 2 (10'6 x 17' max)** Two double glazed windows to the front and radiator.



BEDROOM 2

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**BEDROOM 3 (12' x 10')** Double glazed windows to the rear, radiator, and spotlights.

**BEDROOM 4 (10'7 x 9'7)** Double glazed windows to the rear and radiator.



BEDROOM 3



BEDROOM 4

**FAMILY BATHROOM** Four piece white suite comprising vanity unit wash hand basin with mixer tap, WC, panelled bath with mixer tap and shower attachment & corner rainfall shower with additional shower attachment and glass splashbacks/door. Tiled flooring, double glazed frosted glass window to the rear and radiator.



FAMILY BATHROOM

**OUTSIDE** To the front of the property is a recently renovated double driveway for two or more cars and decorative well-maintained paved area to the front door. To the rear is an enclosed rear garden with partially turfed and paved area for outdoor dining.



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