

# Cumbrian Properties

## 12 Ladyseat Gardens, Longtown



**Price Region £280,000**

**EPC-D**

Extended detached bungalow | Convenient location  
Open plan dining lounge | 3 bedrooms | 1 bathroom  
Driveway parking | Wrap around gardens to rear

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## 2/ 12 LADYSEAT GARDENS, LONGTOWN, CARLISLE

This three-bedroom extended detached bungalow offers a spacious and comfortable living environment. The property begins with an entrance porch leading into an inviting hallway. As you explore further, you'll find a well-appointed dining kitchen, a utility room for added convenience, and an attached garage. The heart of the home is a generous open-plan dining lounge, a perfect space for family gatherings and entertaining. Large French doors open to a sunroom, flooding the area with natural light and providing a seamless connection to the garden. The three bedrooms, two of which are spacious doubles, offer flexibility for various living arrangements. The master bedroom features an en-suite shower room, adding a touch of luxury to daily life. Additionally, a four-piece family bathroom serves the other bedrooms. One of the standout features of this property is the wrap-around rear garden, which combines the charm of laid flagstones, colorful floral borders, and a well-maintained lawn. It's a serene and low-maintenance outdoor space where you can relax and enjoy the beautiful open field views. At the front of the property, a block-paved driveway and garage provide ample parking and storage space. This bungalow is an excellent choice for those seeking single-level living with plenty of interior space and a delightful garden, all while enjoying picturesque open field views.

The accommodation with approximate measurements briefly comprises:

**UPVC door into entrance porch**

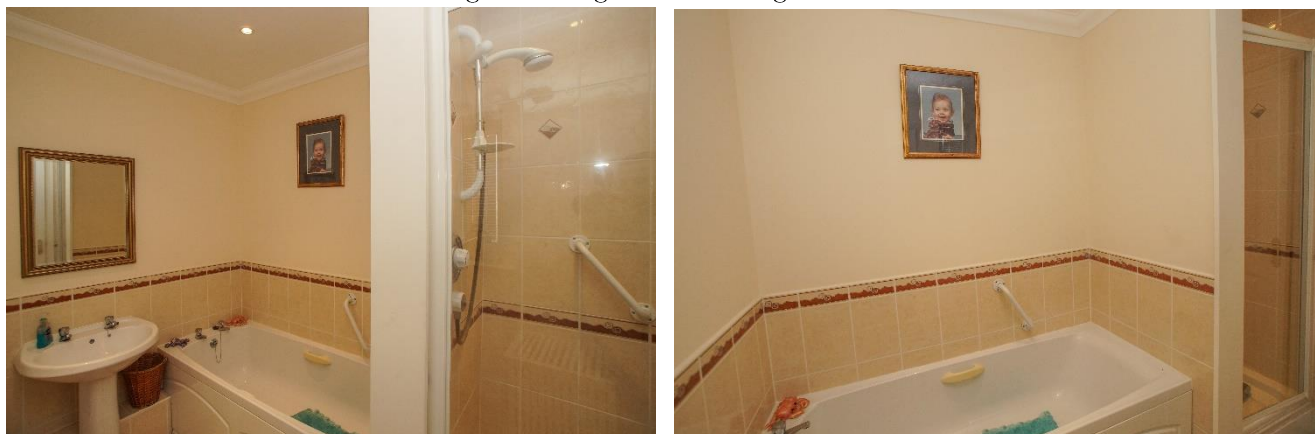
**ENTRANCE PORCH (8'5 x 5')** UPVC double glazed door into entrance hallway.

**ENTRANCE HALLWAY (14' x 5'2)** Coving to ceiling, radiator, built in shelved storage cupboard with hanging rail and doors to all rooms.



ENTRANCE HALLWAY

**BATHROOM (8'4 x 6'8)** Four piece suite comprising panelled bath, walk-in shower unit, wash hand basin and WC. Radiator, coving to ceiling and double glazed frosted window to the side.



BATHROOM

3/ 12 LADYSEAT GARDENS, LONGTOWN, CARLISLE

**KITCHEN (15'6 x 9')** Fitted kitchen incorporating a four burner electric hob with oven and grill, overhead extractor and tiled splashbacks. Tile effect vinyl flooring, radiator, double glazed window to the front and door to utility room.



KITCHEN

**UTILITY ROOM (9'4 x 5')** Tile effect vinyl flooring, fitted cupboards and worksurface, stainless steel sink and drainer, coving to ceiling, radiator and double glazed window to the rear. Integral door to the garage.

**GARAGE (20'9 x 9'9)** With up and over door, light, power supply and wooden ladder leading to the loft space. Pedestrian door at the rear.

**OPEN PLAN DINING LOUNGE (21'5 x 19'5)** Two radiators, coving to ceiling, double glazed window to the side and two sets of double glazed French doors to the sun lounge.



DINING LOUNGE

**SUN LOUNGE (22'9 x 13'8)** Two electric radiators and double glazed French doors to the garden.



4/ 12 LADYSEAT GARDENS, LONGTOWN, CARLISLE

**BEDROOM 1 (12' x 11')** Coving to ceiling, radiator, fitted storage cupboards and double glazed window to the rear. Door to en-suite shower room.



BEDROOM 1

**EN-SUITE SHOWER ROOM (6'8 x 5')** Three piece suite comprising walk-in shower unit, WC and wash hand basin. Radiator, coving to ceiling and double glazed frosted window to the rear.



EN-SUITE SHOWER ROOM

**BEDROOM 2 (12'2 x 10'7)** Double glazed window to the front, coving to ceiling and fitted cupboards and drawers.



BEDROOM 2

**BEDROOM 3 (8'9 x 8'6)** Currently utilised as an office. Double glazed window to the rear, coving to ceiling and radiator.

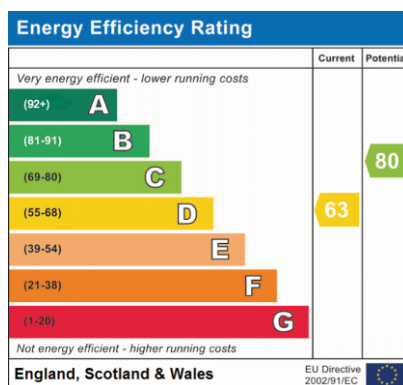


BEDROOM 3

**OUTSIDE** Block paved driveway to the front of the property with a lawned border. Gate at the side giving access to the rear. To the rear of the property is a lawned garden with flag stone patio area, external power points and oil storage tank. The rear garden benefits from views over the surrounding fields.



VIEW FROM REAR GARDEN



**TENURE** We are informed the tenure is Freehold.

**COUNCIL TAX** We are informed the property is Tax Band C.

**NOTE** These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cumbrian Properties has the authority to make or give any representation or warranty in relation to the property. All electrical appliances mentioned in these details have not been tested and therefore cannot be guaranteed to be in working order.

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