

# Cumbrian Properties

109 Meadow Lane, Carlisle



**Price Region £280,000**

**EPC-B**

Detached property | Popular location  
1 reception room | 3 bedrooms | 2 bathrooms  
Generous garden, drive and garage

01228 599940  
2 Lonsdale Street, Carlisle CA1 1DB

[www.cumbrian-properties.co.uk](http://www.cumbrian-properties.co.uk)  
[properties@cumbrian-properties.co.uk](mailto:properties@cumbrian-properties.co.uk)



2/ 109 MEADOW LANE, CARLISLE

A beautifully presented three bedroom, two bathroom detached family home situated in a popular location to the west of the city. Off the welcoming entrance hall is a cosy lounge with a built in media unit providing plenty of storage, a spacious dining kitchen with French doors leading out to the rear garden and a ground floor cloakroom. To the first floor there is a master bedroom with quality fitted wardrobes and a generous en-suite, two further bedrooms and a three piece bathroom. The property sits on a good plot with low maintenance front garden and block paved driveway providing off street parking leading up to the single garage with power supply. Generous south facing lawned rear garden with patio seating areas, garden shed and raised beds perfect for vegetable garden. The property would make an ideal family home and is in the catchment area for excellent primary and secondary schools including Cummersdale Village Primary School and St Michaels and Caldew of Dalston. There are regular bus routes to the city centre and easy access to the western bypass.

The accommodation with approximate measurements briefly comprises:

Entry via composite door into entrance hall

**ENTRANCE HALL** Built in storage cupboard, staircase to the first floor, radiator, engineered wood flooring and doors to lounge, dining kitchen and cloakroom.



ENTRANCE HALL

**LOUNGE (14'3 x 11'8)** Built in media unit with shelving and storage beneath, two double glazed windows to the front, radiator and engineered wood flooring.



LOUNGE

3/ 109 MEADOW LANE, CARLISLE

**DINING KITCHEN (23' max x 9'9 max)** Fitted kitchen incorporating space for a Range style cooker, plumbing for washing machine, wood effect worksurfaces, integrated dishwasher and a 1.5 bowl stainless steel sink unit with mixer tap. Ceiling spotlights, tiled flooring, double glazed window to the rear, cupboard housing the combi boiler, radiator and double glazed French doors leading out to the rear garden.



DINING KITCHEN

**CLOAKROOM** Two piece suite comprising of wash hand basin and WC. Tiled flooring, radiator and double glazed frosted window.



CLOAKROOM

**FIRST FLOOR LANDING** Double glazed window, built in storage cupboard, loft access and doors to bedrooms and bathroom.

**BEDROOM 1 (12'3 x 9'7)** A range of fitted wardrobes, radiator and two double glazed windows to the front of the property. Door to the en-suite shower room.



4/ 109 MEADOW LANE, CARLISLE



BEDROOM 1

**EN-SUITE SHOWER ROOM (10'7 x 5')** Three piece suite comprising of shower cubicle with waterfall shower head, wash hand basin and WC. Part tiled walls, ceiling spotlights, tiled flooring, heated towel rail and double glazed frosted window.



EN-SUITE SHOWER ROOM

**BEDROOM 2 (11'4 x 8')** Double glazed window to the rear with radiator below.

**BEDROOM 3 (9' x 8')** Double glazed window to the rear with radiator below.



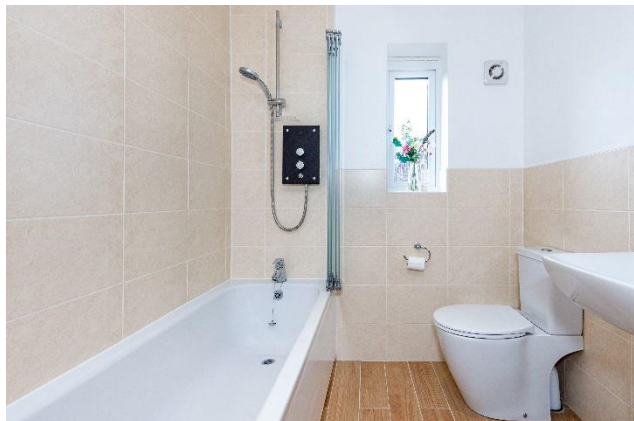
BEDROOM 2



BEDROOM 3

5/ 109 MEADOW LANE, CARLISLE

**BATHROOM (8' x 6'3)** Three piece suite comprising of shower over panelled bath, wash hand basin and WC. Part tiled walls, ceiling spotlights, heated towel rail, wood effect tiled flooring and double glazed frosted window.



BATHROOM

**OUTSIDE** Low maintenance lawned front garden bordered by hedgerow and a block paved driveway providing off street parking for two vehicles leading up to the single garage. To the rear is a generous south facing garden incorporating lawn, patio seating area, raised flower beds, garden shed, outside water supply and gate providing pedestrian access to the front of the property.

**GARAGE** With power and lighting, eaves storage and pedestrian access door to the rear garden.



REAR GARDEN

**TENURE** We are informed the tenure is Freehold. Ground rent £134 per annum.

**COUNCIL TAX** We are informed the property is in tax band D

**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.

