

37 LAKELAND PARK,  
KESWICK

Edwin  
Thompson



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# 37 Lakeland Park, KESWICK, Cumbria, CA12 4AT

## Brief Résumé

Extremely desirable detached two-bedroom bungalow. Situated in a quiet residential area in the picturesque town of Keswick. The property has stunning fell and lake views, garden, parking and garage. Planning Permission approved for rear extension.

## Description

Lakeland Park is a very popular residential area on the eastern edge of the town. The elevated position of this lovely bungalow provides outstanding panoramic views of Lakeland fells and Derwentwater lake. The properties are arranged around an open communal green containing many mature and attractive specimen trees and offering delightful outlooks. The property is within 15 minutes walk of Keswick town centre that provides many shops, cafes, bars, restaurants, a cinema and the famous Theatre by the Lake. Keswick has a very good bus service that can access all areas of the Lake District National Park.

As you approach No37, a lovely laid to lawn front garden with driveway and path gives access to the front door. Entering the entrance hall you are able to access all rooms. A good size sitting room is to the left with large picture window looking to the front garden with views. On the right is bedroom one, again with large window and very useful built in wardrobes. Continue along the entrance hall and the kitchen/diner can be found on the left. This room has a good range of wall and base units and magnificent views of the fells. A door gives access to the rear terrace and down to the garden. The bathroom has bath with shower



above and again, stunning views. Bedroom two faces the rear garden with sliding patio door out to the terrace and beautiful views of the fells and Lake. This room could also be used as a second reception room. A door from here gives access to the sun room that has patio doors to the terrace and garden. From the sun room, a door takes you to the garage with light and power and up and over door.

To the front of the property is a laid to lawn garden with low Lakeland stone wall to the boundary, paved slate path to the front door and driveway to the side and garage entrance. Paths to each side of the property access the rear garden with raised paved terrace and steps down at the side to access the laid to lawn garden, planted with mature shrubs and plants. Mature hedging borders the rear garden and the terrace allows for breath taking views of the local fell ranges and lake views.

[What3words///dashes.cornfield.turkey](http://What3words///dashes.cornfield.turkey)

## Accommodation:

### Entrance

Front door located from the path leading from the driveway entering to:

### Entrance Hall

Access to all rooms. Space to hang coats. Radiator.

### Sitting Room

Lovely size room with picture windows facing the front garden with views. Recess lighting. Radiator.



## Kitchen/diner

Range of wall, drawer and base units with contrasting work tops. Stainless steel single bowl sink and drainer. Integrated electric oven and hob and extractor fan above. Space for dishwasher and washing machine. Tile splashbacks. Recess lighting. Large window to rear garden with stunning fell views. Door to rear terrace and garden. Loft hatch.

## Sunroom

Located off bedroom two/ reception room. Sliding patio doors to terrace. Fabulous fell and lake views. Recess lighting. Door to garage

## Bedroom One

Double bedroom. Large picture window to front garden with views. Wall of built in wardrobes. Radiator.

## Bedroom Two/Reception Room

Double bedroom. Sliding patio doors to rear terrace and garden. Fabulous views. Radiator.

## Bathroom

Bath with shower above. WC. Wash hand basin. Tiled to walls. Chrome ladder style radiator. Window to rear with fine views. Recess lighting.

## Outside

To the front of the property is a garden, laid to lawn with low Lakeland stone wall to front boundary. Driveway to side. Slate paved path through garden, steps down to front door. Shrubs and plants to side borders. Access down both sides of the property to the rear garden.

The rear garden is mainly laid to lawn with gravelled areas. The garden is bordered by mature hedging and planted with some shrubs and bushes.



Steps to the side of the garden give access to the elevated terrace outside the kitchen sunroom and bedroom two. The views from here are spectacular and take in an array of fells and the lake.

Garage

Light and Power. Up and over door.

Services

Water, drainage and electricity are connected. Heating and hot water is provided by a gas fired combination boiler located in the loft.

Tenure

Freehold

Agent’s Note

This property is not allowed to be used as a holiday let.

Planning Permission reference number - 7/2025/2130. Permission granted for erection of rear and side extensions, raised patio and internal alterations

Mobile phone and broadband results not tested by Edwin Thompson Property Services Limited.

Council Tax

Edwin Thompson is advised by our client that the council tax band is E. The rate for 2025/2026 is £2920.96



Mobile phone and Broadband services

CA12 4AT		Mobile Signal			
		Voice	3G	4G	5G
Three	Indoor	✓	✗	✓	✗
	Outdoor	✓	✗	✓	✗
Vodafone	Indoor	✓	✗	✓	✓
	Outdoor	✓	✗	✓	✓
O2	Indoor	✓	✓	✓	✗
	Outdoor	✓	✓	✓	✗
EE	Indoor	✓	✗	✓	✓
	Outdoor	✓	✗	✓	✓

✓ Good Coverage    ⚠ You may experience problems    ✗ No coverage  
5G    ✗ Not yet available in this area

\*Information provided by the [signalchecker.co.uk](https://signalchecker.co.uk) website

Offers

All offers should be made to the Agents, Edwin Thompson Property Services Limited.

Viewing

Strictly by appointment through the Agents, Edwin Thompson Property Services Limited.



CA12 4AT	Broadband
FTTH/FTTP	✓
Ultrafast Broadband (>=100 Mbps)	✓
Superfast Broadband (>24 Mbps)	✓
Fibre (FTTC or FTTH or Cable or G.Fast)	✓
Wireless	✓
LLU	✓
ADSL2+	✓
ADSL	✓

Average in CA12 4AT in the last 12 months:

⬇ Download: 38.5 Mbps

⬆ Upload: 6.3 Mbps

\*Information provided by the [thinkbroadband.com](https://thinkbroadband.com) website.

REF: K3307667



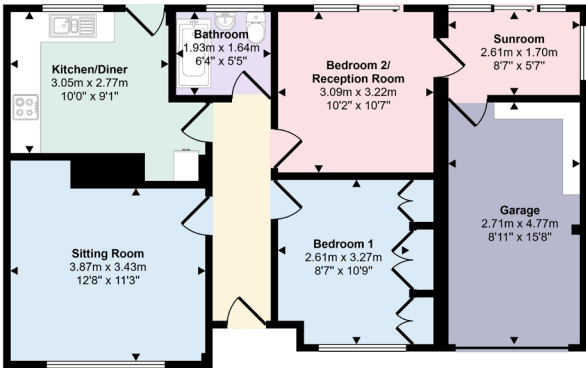


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Approx Gross Internal Area  
75 sq m / 811 sq ft



Floorplan

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86
69-80	C	69	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Berwick upon Tweed  
Carlisle  
Galashiels  
Kendal  
Keswick  
Newcastle  
Windermere

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