

Cumbrian Properties

11 Linden Park, Temple Sowerby



Price Region £190,000

EPC-C

Semi-detached property | Built by Reiver Homes
1 reception room | 3 bedrooms | 1 bathroom
Popular village location | Driveway & garden

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Situated in this popular Reiver Homes development, an immaculately presented three bedroom semi-detached property. The UPVC double glazed and LPG gas central heated accommodation briefly comprises entrance hall, cloakroom, lounge and dining kitchen with French doors opening onto rear garden. To the first floor there are three bedrooms and bathroom. Block paved driveway providing off-road parking, lawned rear garden and further parking available within the courtyard.

Temple Sowerby has great local amenities including a doctor's surgery, pub/hotel, cricket club, primary school, garage and easy access to the A66, A6 and is only six miles from the market town of Penrith.

The accommodation with approximate measurements briefly comprises:

Composite front door into entrance hall.

ENTRANCE HALL Radiator, wood effect vinyl flooring and oak veneered doors to cloakroom and lounge.

CLOAKROOM (6' x 3') Two piece suite comprising low level WC and wall mounted wash hand basin. Radiator, wood effect flooring, ceiling spotlights and UPVC double glazed frosted window.

LOUNGE (15'4 max x 13'7 max) UPVC double glazed window, radiator, staircase to the first floor, oak veneered doors to dining kitchen and understairs storage cupboard with lighting.



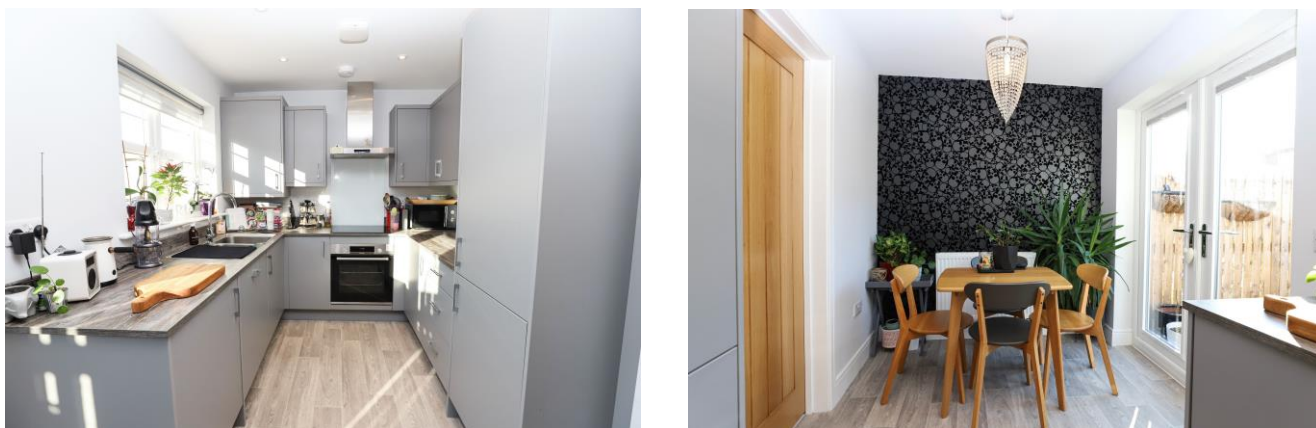
LOUNGE

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DINING KITCHEN (15'4 x 6'8)

KITCHEN AREA Fitted kitchen with complementary worksurfaces and upstands, Bosch induction hob with glass splashback, Bosch extractor above and Bosch oven below. Integrated Bosch appliances including dishwasher, washing machine, fridge and freezer. One and a half bowl stainless steel sink with mixer tap, cupboard housing the Worcester boiler, UPVC double glazed window and ceiling spotlights.

DINING AREA Radiator, UPVC double glazed French opening onto the rear garden and wood effect vinyl flooring.



DINING KITCHEN

FIRST FLOOR

LANDING Loft access. Oak veneered doors to storage cupboard, bedrooms and bathroom.

BEDROOM 1 (11'3 x 8') UPVC double glazed window and radiator.



BEDROOM 1

BEDROOM 2 (10'3 x 8 max) UPVC double glazed window and radiator.

BEDROOM 3 (7'3 x 6'8) UPVC double glazed window and radiator.

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BEDROOM 2

BATHROOM (6'5 x 5'5) Three piece suite comprising rainfall shower and shower attachment over panelled bath, low level WC and wall mounted wash hand basin. Part tiled walls, chrome towel rail radiator, wood effect vinyl flooring, ceiling spotlights and UPVC double glazed frosted window.



BEDROOM 3



BATHROOM

OUTSIDE Block paved parking to the front of the property with additional parking for residents and visitors within the courtyard. Lawned rear garden with patio and garden shed.



REAR GARDEN

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SERVICES The property has LPG central heating from a central estate tank.

TENURE We are informed the tenure is Freehold.

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

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.

