



14 LAKELAND VIEW | NETHERTOWN | CUMBRIA | CA22 2FH

PRICE £99,950





SUMMARY

This stunning park home is an absolute treat and is available for buyers over the age of 55. The park itself, named 'Lakeland View' could have been named based on this property as it enjoys gorgeous views to the fells at the rear including England's highest mountain, Scafell Pike! The property has undergone comprehensive refurbishment, in terms of insulation and cosmetic upgrades and includes a generous double aspect living room, dining room, modern fitted kitchen with appliances, a principle bedroom with dressing room and en-suite, a second double bedroom and a modern shower room. There is ample parking to the side and super, cottage style gardens with fields behind. Plenty to love here...

EPC band TBC

ENTRANCE HALL

A part double glazed front door leads into an L-shaped hall with doors to rooms, coat cupboard, radiator, coved ceiling

LIVING ROOM

A lovely spacious, double aspect room with twin double glazed windows to side with views to the fells and double glazed window to front, radiator, coved ceiling, opening to dining room

DINING ROOM

Double glazed window to rear, space for table and chairs, radiator, coved ceiling, opening into kitchen

KITCHEN

Fitted with a comprehensive range of base and wall mounted units with work surfaces, single drainer sink unit, LPG gas hob with oven and extractor, integrated dish washer, washing machine and fridge freezer, coved ceiling, double glazed window to side with views to the fells, LPG combi boiler, glazed door to rear onto drive

BEDROOM 1

A double aspect room with double glazed windows to side and rear, double radiator, coved ceiling, door to a walk-in wardrobe, second door into en-suite

EN-SUITE SHOWER ROOM

Double glazed window to rear, shower enclosure with thermostatic shower unit, corner hand wash basin, low level WC. Radiator, extractor fan, coved ceiling

BEDROOM 2

A double bedroom with double glazed window to side, radiator, coved ceiling

SHOWER ROOM

Double glazed window to front, double shower enclosure with thermostatic shower unit, pedestal hand wash basin, low level WC. Radiator, linen cupboard with radiator, extractor fan, coved ceiling

EXTERNALLY

The property occupies a nice position and has well tended gardens to the front with flower beds, sandstone path down one side leading to front door, and to the other side is a block paved drive for two vehicles which leads to a single garage with power and light. Access to kitchen. The rear garden is super, enjoying views over fields behind and to the Lakeland Fells, including Scafell Pike, England's highest mountain. the garden is laid to lawn with Indian Sandstone patio and plenty of cottage style flower beds

ADDITIONAL INFORMATION

To arrange a viewing or to contact the branch, please use the following:

Branch Address:

58 Lowther Street

Whitehaven

Cumbria

CA28 7DP

Tel: 01946 590412

whitehaven@lillingtons-estates.co.uk

Council Tax Band: A

Tenure: Leasehold. Service charges apply, see agent for details.

Services: Mains water, LPG metered gas and electric are connected, mains drainage

Fixtures & Fittings: Carpets, oven hob and extractor, integrated dishwasher, washing machine and fridge freezer.

The property is not listed

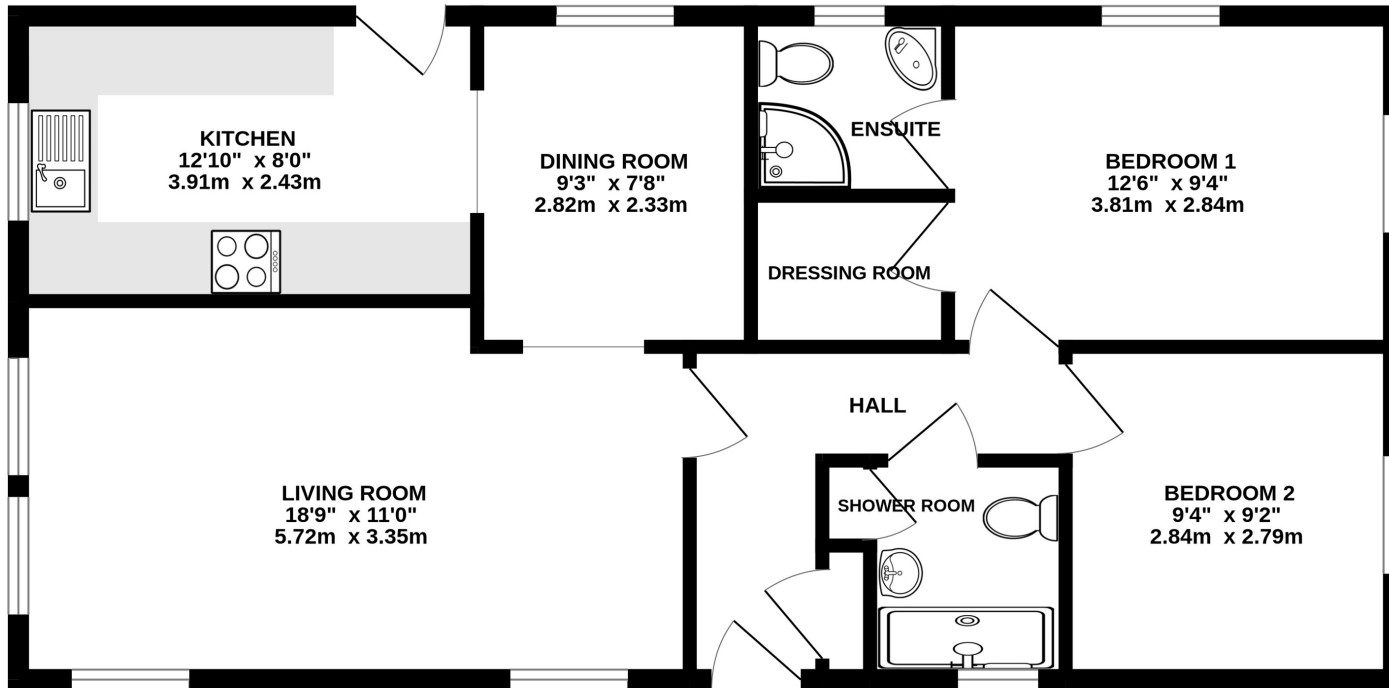
Age restriction applies: Over 55's only

DIRECTIONS

From Whitehaven head south on the A595 passing Bigrigg to Egremont. At the 2nd roundabout turn right along Main Street and at the War memorial turn right. Follow the road out of Egremont to a T-Junction, turning left and immediately right to Nethertown. Pass through Middletown and once in Nethertown turn right into Lakeland view. Follow the perimeter road and once the road begins to circle back on itself the property will be situated on the left hand side.



GROUND FLOOR
713 sq.ft. (66.3 sq.m.) approx.



TOTAL FLOOR AREA : 713 sq.ft. (66.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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