



SANDPIPER SOUND, 5 KINGFISHER HOUSE, SANDSIDE, MILNTHORPE,
CUMBRIA, LA7 7HW
£450,000

MILNE MOSER
SALES + LETTINGS

- Holiday Lets Permitted
- UPVC Double Glazing
- Electric Central Heating
- French Doors to Front Deck
- Ample Parking at Front and Rear
- Generous Accommodation
- Neutral Decor
- High End Finish Throughout



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1



2



PARKING

OVERVIEW

Exceeding expectations in every aspect, this ground floor apartment was designed and converted by the owners for their own occupation and has been maintained to an extremely high standard. The view at the front of the property is outstanding - across the ever changing sands of Morecambe Bay and the Kent Estuary towards distant Lakeland Fells - the perfect spot for nature lovers. The accommodation offers more than the average apartment, all three bedrooms are doubles with one having an ensuite. The dimensions of the sitting room allow for zoning creating areas for bird watching or reading plus TV watching and relaxation. The impressive kitchen diner has a modern sleek finish with a large central island and space for a generous family dining table plus there is an adjoining utility room. Even the bathroom has a boutique hotel finish with free standing bath and walk-in shower enclosure. Ideal for a range of buyers, the property would suit both full time and second home occupation and is perfectly positioned for the amenities of both Milnthorpe and Arnside.

ACCOMMODATION

Approaching the property from the front garden and parking area, a couple of steps lead to the colourful front door and into the hallway. Giving the property a feeling of space, the hallway runs front to rear and has solid oak doors and high quality LVT flooring running throughout.





Moving into the sitting room, pause for a moment to take in the size of the room before gravitating towards the large picture window to look out across the bay. A media wall has been created and there is a contemporary flame effect electric fire and lit alcoves, a large Velux rooflight allows further natural light into the space. Glazed French doors lead into the kitchen diner. Another large room with wood style flooring and French doors leading to the deck - the perfect spot to enjoy sunsets with a glass of wine. The kitchen area is fitted with two tone handleless units and open shelving. The central island is a chefs' dream and has a one piece pale quartz top plus an induction hob and sink. There is an integrated fridge freezer plus double oven and microwave. Easily allowing for a large family dining table plus occasional furniture, this space has been designed for entertaining. The adjoining utility has an integrated dishwasher and space for additional fridge and freezer along with plumbing for a washing machine and space for a dryer.

From the hallway, solid oak doors lead to the three double bedrooms and bathroom. The largest of the three faces the front aspect and enjoys the fabulous views and has a lovely ensuite with large shower enclosure. The two further doubles are towards the rear of the property. The bathroom really impresses with panelling to the walls painted a stylish dark blue plus limestone style tiling. There is a large walk in shower enclosure, a vanity hand basin, WC and freestanding double end bath.



Even outside, the property has more space than first impressions. At the front is a double parking area plus generous gravelled space. The deck at the front is raised slightly and screened, perfect for privacy and there is a laurel hedge at the front and side. Access to the rear parking is via a driveway between the two blocks of apartments. There is parking for other residents at the rear with number 5 owning the whole space to the left hand side with parking for further vehicles. Adjacent to the back door is a boiler room housing the electric boiler and hot water cylinder.

DIMENSIONS

Sitting Room 19' 2" x 23' 3" (5.83m x 7.08m)
Kitchen Diner 18' 2" x 30' 6" (5.54m x 9.28m) max
Utility Room 7' 2" x 7' 0" (2.19m x 2.15m)
Bedroom 12' 3" x 17' 8" (3.74m x 5.38m)
Ensuite 8' 9" x 5' 1" (2.67m x 1.54m)
Bedroom 11' 1" x 12' 9" (3.38m x 3.88m) max
Bedroom 14' 10" x 9' 1" (4.52m x 2.78m)
Bathroom 11' 1" x 6' 10" (3.38m x 2.09m)

DIRECTIONS

Leaving Milnthorpe on Park Road, pass Booths Supermarket, the playing fields and Dallam Estate. Pass the business park and the row of houses. Continue pass the two Waters Edge blocks of flats (white), turning in at Herons Quay (green balconies) with Kingfisher House being the last building. what3words:///menu.butterfly.flag









Approx. Total Area: 1999 ft² ... 185.7 m²

This plan is for illustrative purposes only and should be used as such by any prospective purchasers.
 The appliances and systems shown have not been tested and no guarantee to their operability or efficiency can be given.
 Measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	59 D
39-54	E		
21-38	F		
1-20	G		

To arrange your viewing contact our Milnthorpe Team

If you would like further information or insights prior to viewing, please contact Lois Clifton

ESSENTIAL INFORMATION

Services: Mains Water, Electric and Drainage. Gas is available in close proximity to the property.

Tenure: Freehold. The property owns the freehold of the building with the flat above being on a 999 year lease.

Maintenance and building insurance is split on a 50/50 basis.

Holiday Lets are Permitted.

Council Tax Band: E

EPC Grading: D

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