



26 DUGG HILL, HEVERSHAM, MILNTHORPE, CUMBRIA, LA7 7EF
£375,000

MILNE MOSER
SALES + LETTINGS

- Popular Location with Good Access to Milnthorpe and A6
- Double Glazed (less garage window)
- Gas Central Heating
- Bathroom with Four Piece Suite
- Good Sized Garage
- Lots of Built-in Storage



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GARAGE &
PARKING

OVERVIEW

Sat at the end of a cul de sac away from passing traffic, this three bedroom detached bungalow is perfect for buyers looking to future proof their next move. Positioned on a level plot, the property has generous parking at the front plus garden spaces to all four sides. The accommodation is well laid out with the lounge having a lovely view towards trees, the dining room sat next to the kitchen, the three bedrooms grouped together towards the rear of the property. Available with no onward chain, some buyers may wish to complete cosmetic updating and modernisation.

ACCOMMODATION

Approaching over the generous block paved driveway, a UPVC double glazed door leads into the welcoming hallway. Bright and airy, the hallway has additional light from a glazed partition to the lounge and there is a handy built-in in cupboard for coats and shoes. The adjoining cloakroom has a two piece suite - a good second facility. Once in the lounge, the eye is immediately drawn to the view at the front over the cul de sac towards trees. A wooden fire surround with slate plinth and polished copper inset provides a focal point and is fitted with a living flame gas fire.





The dining room sits in the centre of the property with doors connecting to the inner hallway and the kitchen. Fitted with cream farmhouse style units, the kitchen has pale worktops, tiled splashbacks, an electric hob, oven and combination microwave. There is plumbing for a washing machine, space for an undercounter fridge and the hot water cylinder is concealed within a cupboard.

The inner hallway has access to the bedrooms and bathroom. The bedrooms have a private feel being separated in such a way from the living accommodation. There is access to the loft and a built-in cupboard perfect for household bits and bobs. The principal bedroom is a good size with a double built in wardrobe and dual aspect windows. The second bedroom is also a double and there is a third good sized single - each has a single built-in cupboard. The bathroom has a four piece suite, fully tiled walls and a heated towel rail. The bath has jets for a luxury feel and there is built in storage beneath the basin and in wall units.

Externally, the property has plenty to offer. The sweeping driveway has space for a number of cars and access to the garage. A covered walkway between the bungalow and garage gives access to the kitchen door - ideal for bringing in shopping on wet days or drying washing beneath. The Ideal Mexico boiler is in a cupboard and there is a further store. A patio at the side provides space for sitting out and there is a former veg patch at the rear. Lawns extend to the side and front of the bungalow bounded by shrub and flower borders. The garage has a roller door, work bench, units and power and light.



DIMENSIONS

Lounge 16' 8" x 12' 7" (5.08m x 3.84m)

Dining Room 13' 7" x 7' 10" (4.14m x 2.40m)

Kitchen 9' 9" x 7' 10" (2.98m x 2.40m)

Bedroom 13' 7" x 9' 11" (4.14m x 3.03m)

Bedroom 9' 10" x 11' 7" (3.01m x 3.54m)

Bedroom 10' 8" x 6' 7" (4.14m x 2.00m)

Bathroom 9' 9" x 6' 7" (2.98m x 1.99m)

Garage 9' 11" x 20' 7" (3.02m x 6.27m)

DIRECTIONS

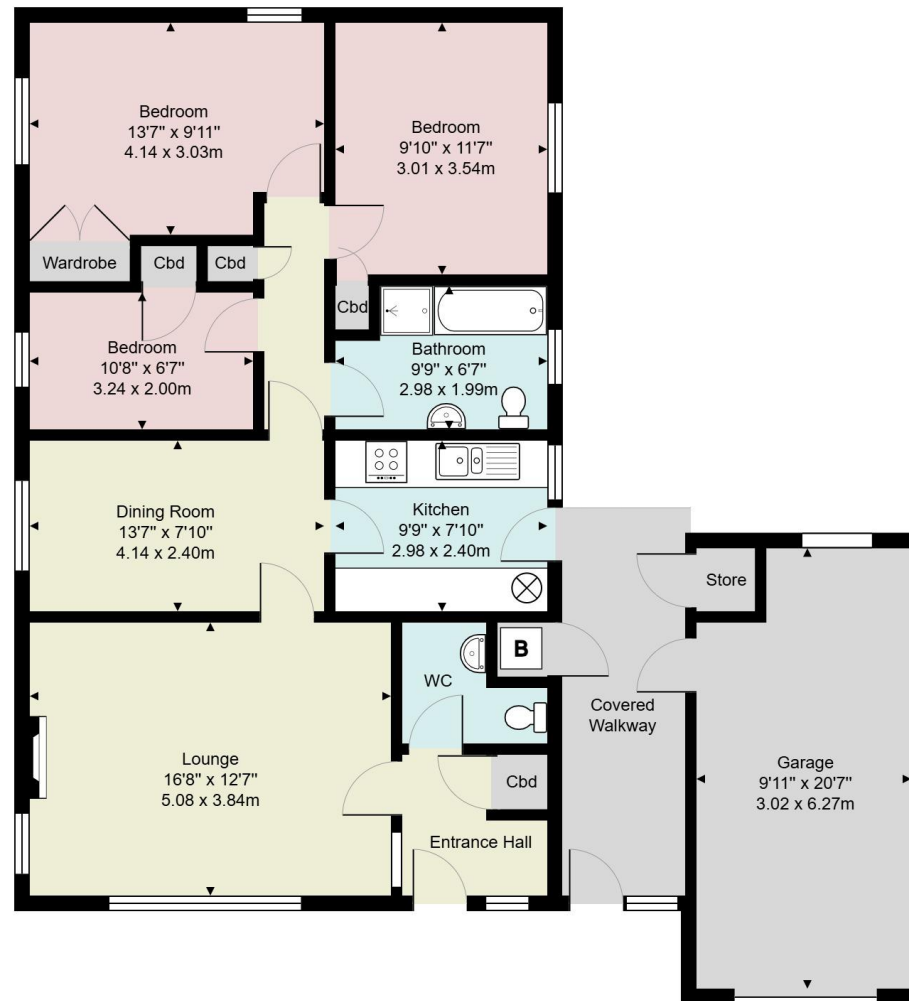
Leaving Milnthorpe on A6, Church Street, proceed out of the village towards Heversham. At Princes Way, turn right into the village. Take the first right onto Dugg Hill and follow the road round to the right. At the T junction bear right again with the property in the far right hand corner.

what3words///fills.joked.fleet









Approx. Total Area: 1287 ft² ... 119.5 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		69 C
55-68	D		
39-54	E	45 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, Gas, Electric and Drainage

Tenure: Freehold

Council Tax Band: E

EPC Grading: E

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