



Winlea Main Street, Whittington

£299,950



Winlea Main Street

Whittington

A well presented detached bungalow boasting fabulous countryside views pleasantly located in Whittington village convenient for the market town of Kirkby Lonsdale and road links to the M6.

Nestled in the charming village of Whittington, this delightful 2 bedroom detached bungalow offers a peaceful retreat ideal. The property features a cosy sitting room with a multi fuel stove, perfect for relaxing evenings. The light and airy kitchen boasts pantry space and leads to the gardens at the rear, providing a seamless indoor-outdoor living experience. Both bedrooms are generous double rooms, and the property benefits from double glazing and air source heating, ensuring comfort year-round. With easy access to local towns, this bungalow offers a perfect balance of seclusion and convenience. The property is also up for sale with no chain which makes the sale process so much easier and planning permission for a single storey extension to the rear which would be a added benefit if you are looking to do renovations.

Outside, the property boasts well-maintained gardens to the front and rear, offering a serene setting for outdoor activities and relaxation. The rear garden features a patio seating area at the base of the property, ideal for enjoying the peaceful surroundings. A substantial lawn extends to the end of the garden, providing ample space for gardening enthusiasts or outdoor activities. Additionally there is a shed offering a convenient storage solution. At the front, a well-kept lawn complements the gravelled driveway parking area, providing space for one vehicle. This property is a rare find for those looking to enjoy the beauty of village life with the added benefit of modern comforts and outdoor space to unwind.

- Delightful detached bungalow
- Located in the peaceful village of Whittington
- Sitting room with a log burning stove
- Double glazing and air source heating
- Light and airy kitchen with pantry space
- Easy access to local towns
- Two double bedrooms
- Gardens to the front and rear
- Dual Fuel Storage
- Driveway parking to the front

IDENTIFICATION CHECKS

Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

EPC RATING E

SERVICES

Mains electric, air source heat pump, mains water, mains drainage

COUNCIL TAX: BAND C

TENURE: FREEHOLD

DIRECTIONS

From our Kirkby Lonsdale office proceed along Main Street until you reach the A65, turn left and then immediately right on to the B6254 (Whittington and Carnforth) and proceed to Whittington bearing left on to Main Street to find Winlea located on the left.

WHAT3WORDS: rams.companies.diner





GROUND FLOOR

ENTRANCE HALL

5' 9" x 3' 3" (1.74m x 0.99m)

SITTING ROOM

14' 6" x 12' 11" (4.43m x 3.94m)

KITCHEN

13' 11" x 10' 0" (4.23m x 3.04m)

INNER HALLWAY

6' 4" x 3' 3" (1.93m x 0.98m)

BEDROOM

13' 2" x 13' 1" (4.02m x 4.00m)

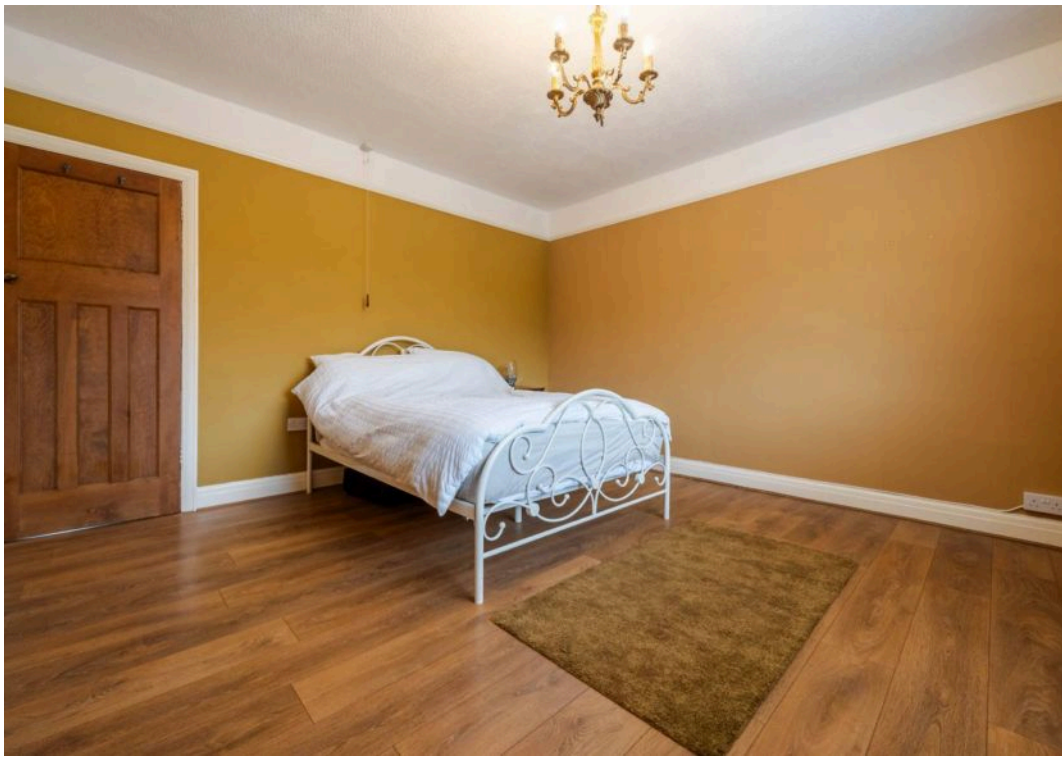
BEDROOM

10' 6" x 9' 7" (3.21m x 2.93m)

BATHROOM

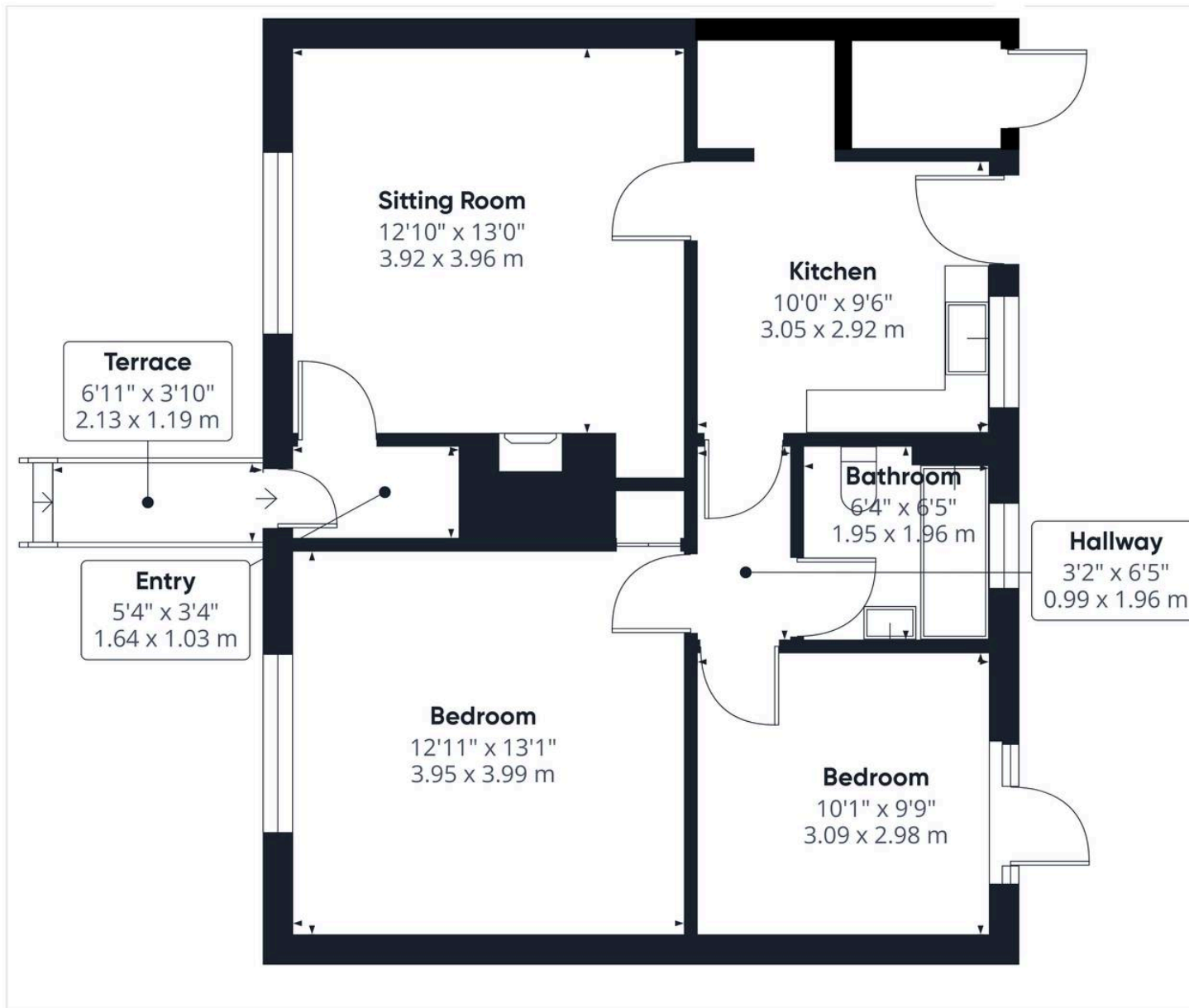
6' 4" x 4' 10" (1.94m x 1.47m)











Approximate total area⁽¹⁾

627.1 ft²
58.26 m²

Balconies and terraces

31.86 ft²
2.96 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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