

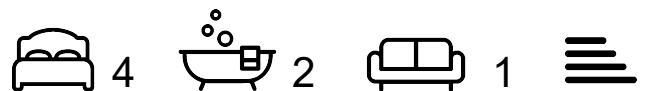


HUNTERS®

Mayfield Avenue

Holme, Carnforth, LA6 1PT

Guide Price £330,000



- Well Presented Four-Bed Family Bungalow.
- Stylish Modern Kitchen
- Detached Garage and Long Driveway
- Master Bedroom Ensuite
- Double Glazed, Gas Central Heating
- Big First Floor Extension
- Beautiful Manicured Gardens
- All the Bedroom Are Doubles
- Supports Lateral Living with Two Ground Floor Bedrooms
- Council Tax Band C

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A well presented four-bedroom dormer bungalow located in the desirable village of Holme. All the bedrooms are doubles and with two being on the ground floor, the house supports those looking for lateral living. The gardens front and rear are immaculate and internal highlights include the stylish modern kitchen and a spacious ensuite master bedroom.

The ground floor accommodation comprises of an entrance hall, living room, dining kitchen, utility, family bathroom and two double bedrooms. One of the bedrooms is currently used as an office, but could suite a wide range of uses including dining room, play-room, or second sitting room. On the extended first floor you have two large double bedrooms, an ensuite, and plenty of storage.

Outside the front and rear gardens are immaculate and there is a detached single garage and long driveway with space for parking multiple vehicles. With the benefits of double glazing and gas central heating, this lovely bungalow will suit a wide range of buyers from families to retirees.

The picturesque village of Holme offers the best of both worlds: peaceful countryside living with superb connectivity. Ideally located near junctions 35 and 36 of the M6, with regular bus links to Lancaster, Kendal, and the Lake District, Holme is perfectly placed for both commuters and those looking to explore the surrounding natural beauty.

Families are well-served with a primary school rated GOOD by Ofsted, while the highly regarded Dallam School in Milnthorpe is just 3 miles away.

Holme is known for its vibrant village life, with events and activities throughout the year. Whether joining the local cricket club, the crown green bowling club, or participating in walking groups, the Women's Institute, or community projects, residents enjoy a strong sense of belonging. Holy Trinity Church further enriches the village's heritage and character, making Holme a truly desirable place to call home.

Entrance Hall

You enter the property via a part glazed door and step into a welcoming hallway.

Living Room

With a large window to the front elevation providing plenty of natural light, the central feature of the room is the wood fireplace and stone plinth with an inset real flame gas fire.

Dining Kitchen

The kitchen is fitted with stylish high-gloss cabinets at wall and base level and with contrasting work surfaces over. Integral appliances include an induction hob, an eye-level electric oven and built in microwave, a large fridge, dishwasher and inset stainless steel sink and drainer. The splashbacks are tiled with a metro tile and there is under cabinet lighting. Space for a dining table and four-chairs and with access to the utility via a glass panel door which allows plenty of natural light into the kitchen area.

Utility

Plumbing and space for a washing machine and a dryer, and with a counter top and fitted wall units.

Bedroom Two

A good sized room with space for a double bed and range of wardrobes, and with nice views to rear elevation outward to the garden.

Bedroom Three/Office

Currently used as a home office, the room can serve as a double bedroom or even a second sitting room or for dining. Looks out to the front street.

Bathroom

Comprising of a bath with electric shower over, pedestal wash-hand basin and WC. The elevations are fully tiled and there is a tall chrome heated towel rail.

First Floor Landing

Accessed from the stairs rising from the entrance hall and providing access to the two first floor

bedrooms. There is an abundance of storage with two shelved cupboards and a large eaves storage room, where you will also find the gas fired boiler.

Master Bedroom

This is a large and light double bedroom with two windows to the front elevation and plenty of space for wardrobes and bedside cabinets.

Ensuite

With a walk-in shower cubicle, pedestal wash-hand basin, and WC. Tiled to the splash areas and with a chrome heated towel rail.

Bedroom Four

The fourth bedroom looks out from the front elevation and has generous built in wardrobe space.

Gardens

The gardens front and rear are well cared for, with immaculate lawns and being stocked with specimen plants and shrubs. The rear garden is secure, with raised planting beds to the borders and with access to a lean-to storage shed behind the garage. The front garden has well planted borders with carefully positioned shrubs offering screening to the living room and creating high kerb appeal from the quite front street.

Garage & Driveway

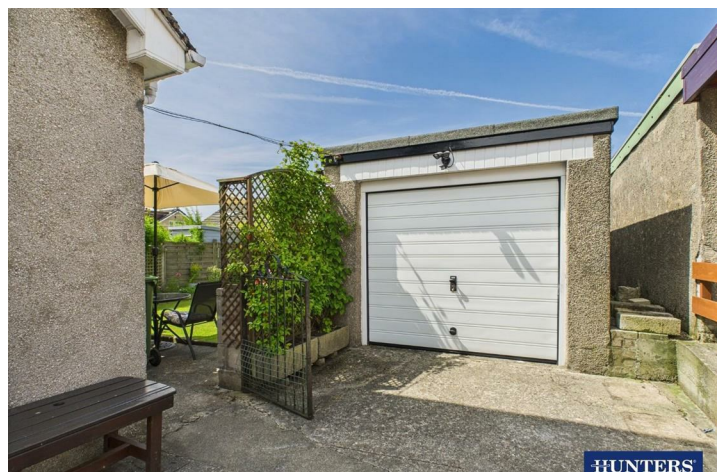
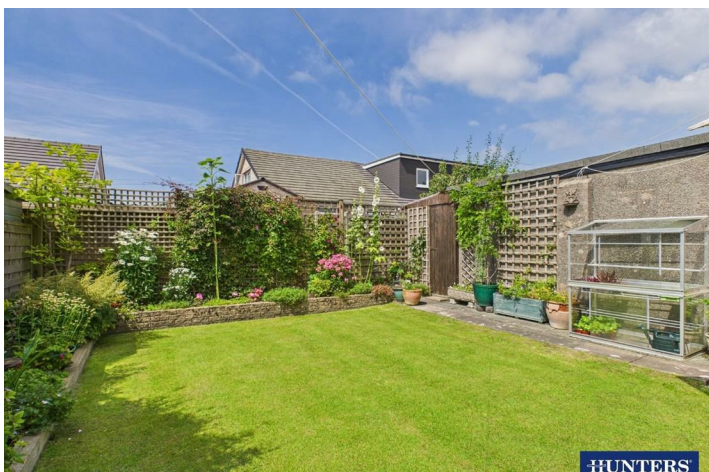
A single detached garage with roller door is to be found at the end of a generous driveway offering parking for multiple vehicles. The garage has light and power.

AML Disclosure

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £30 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

Floorplan

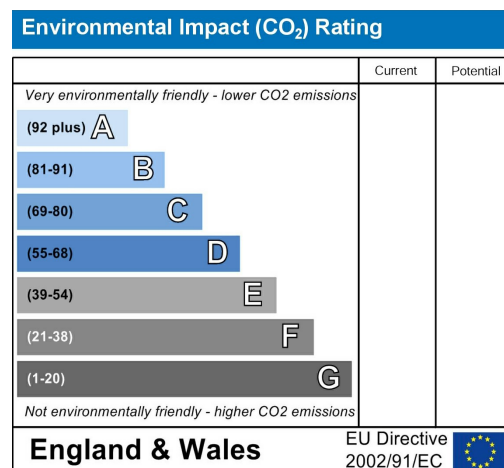
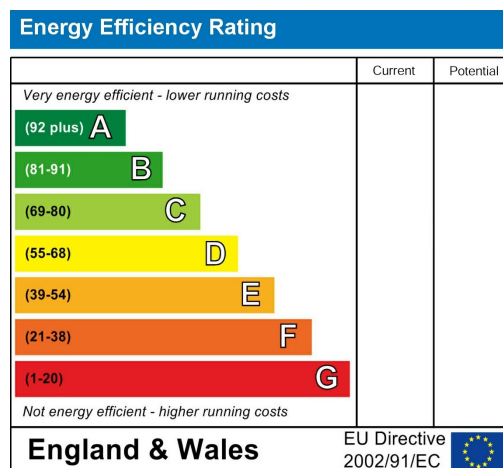






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Energy Efficiency Graph

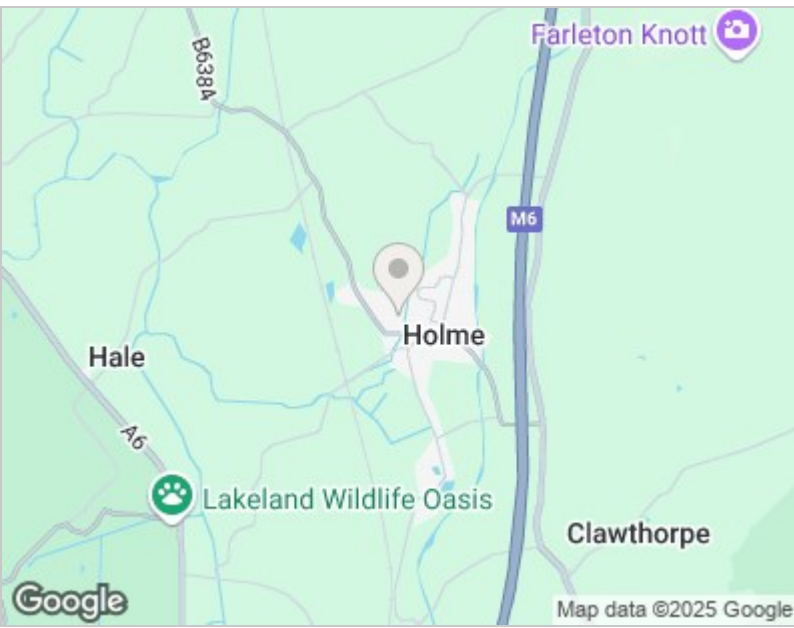


Viewing

Please contact our Hunters Kendal Office on 01539 816399 if you wish to arrange a viewing appointment for this property or require further information.

Tel: 01539 816399

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

86 Highgate, Kendal, LA9 4HE
Tel: 01539 816399 Email: kendal@hunters.com
<https://www.hunters.com>

