

# HUNTERS®

HERE TO GET *you* THERE



**Hincaster**  
Milnthorpe, LA7 7ND

£225,000



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## Lounge

18'2" x 11'8" (5.54m x 3.56m )

Triple aspect living room with front entrance porch.  
Feature fireplace and under-stair storage.

## Kitchen

9'11" x 7'5" (3.02m x 2.26m)

Double glazed windows, newly upgraded ceiling with spot lights. Units and kitchen in need of modernisation. Tiled flooring and access to a interior store with two further exterior stores behind.

## Bedroom one

12'8" x 10'2" (3.86m x 3.10m)

The master bedroom features a sash window with pleasant views. Original cast iron fireplace and is generously sized with space for wardrobes.

## Bedroom two

8'4" x 5'2" (2.54m x 1.57m)

Single in size with sash side window and pendant lighting.

## Bathroom

10' x 4'6" (3.05m x 1.37m)

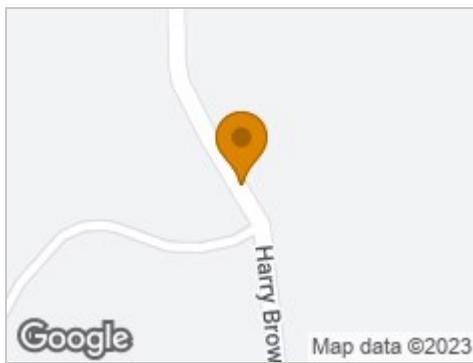
Traditional style three-piece suite with front facing sash window.

## CPR

Please note this property has a private 1980's septic tank (currently not in use) but "does not" meet current regulation. We have a septic tank survey if you would like further information regarding the current septic tank. The advised alternative has been investigated and it has been advised that a new treatment plant be installed.



## Road Map



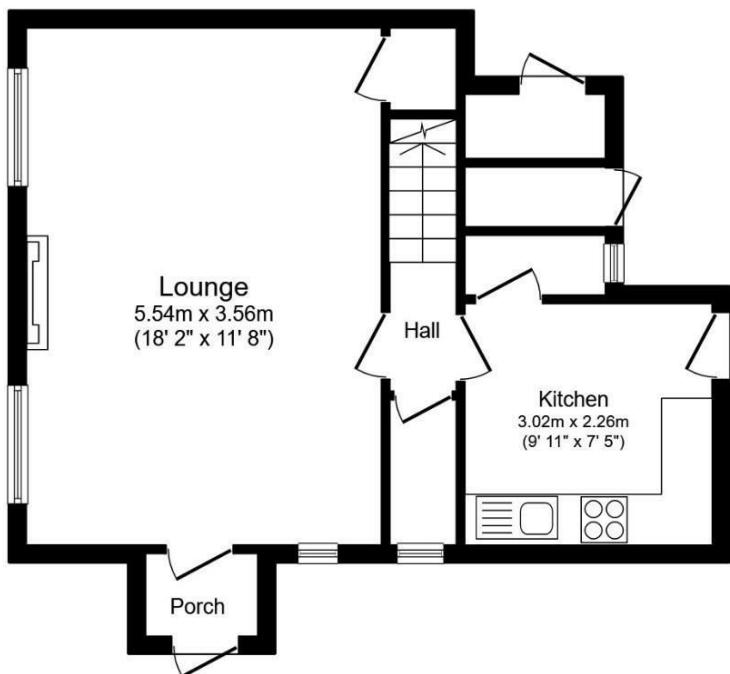
## Hybrid Map



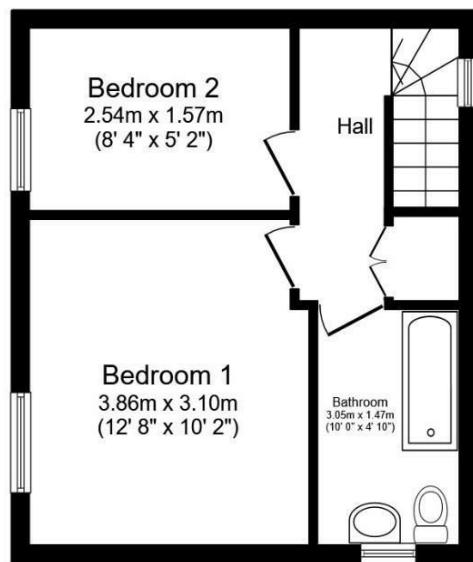
## Terrain Map



## Floor Plan



**Ground Floor**



**First Floor**

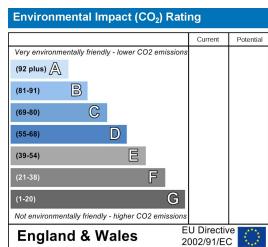
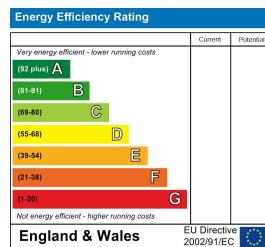
Total floor area 76.9 sq.m. (828 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

## 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.

## Energy Efficiency Graph



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.