



## Ladyseat Gardens

Longtown, CA6 5XF

Guide Price £200,000



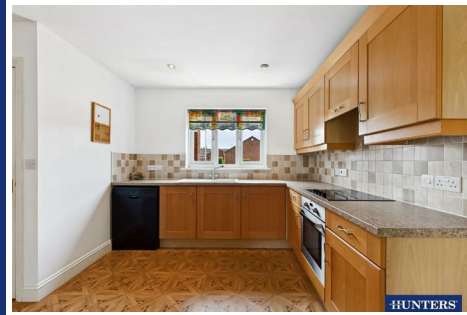
- No Onward Chain
- Wonderful Field Views to the Rear
- Living Room & Conservatory
- Four-Piece Bathroom
- Off-Street Parking & Integral Garage

- Well Presented Detached Bungalow
- Large Dining Kitchen
- Two Double Bedrooms
- Low-Maintenance Rear Garden & Lawned Front Garden
- EPC - D

# Ladyseat Gardens

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**NO CHAIN** – This beautifully presented two-bedroom detached bungalow is peacefully nestled within a quiet cul-de-sac and enjoys a stunning open-field outlook to the rear. Offering excellent internal space, the property features two generous double bedrooms, a stylish dining kitchen, a spacious living room, and a bright conservatory, making it an ideal purchase for those seeking a comfortable, move-in-ready home. The rear garden has been thoughtfully landscaped into a low-maintenance retreat that perfectly frames the countryside views. Additional benefits include ample off-street parking and an integral garage with a utility area, ensuring convenience at every turn. Early viewing is highly recommended to fully appreciate the quality, setting, and outlook of this superb home.

The accommodation, which has oil-fired central heating and double glazing throughout, briefly comprises a hallway, dining kitchen, living room, conservatory, two bedrooms and bathroom internally. Externally there is off-street parking, an integral garage and gardens to the front and rear. EPC - D and Council Tax Band - B.

Longtown is a thriving town located to the North of Carlisle, on the historic A7 which connects from the English border through to Scotland's capital city, Edinburgh. For the every-day essentials, the town boasts a wide range of amenities including independent shops, convenience stores, garage, take-away restaurants and pharmacy. Additionally, Longtown also benefits from a doctors surgery, Longtown Primary School, village hall and Arthuret Church. For those looking to commute, heading South on the A7 provides direct access back to the Border City of Carlisle, which includes access onto the M6 J44, the A595 and the A69 whereas heading North over the border, the town of Gretna allows access to the A74(M) and A75. For those requiring rail connections, Carlisle Citadel Station is on the West Coast mainline, providing fast and frequent services South to London in around 3hours 23minutes and North to Edinburgh in 1hour 16minutes.

## GROUND FLOOR:

### HALLWAY

Entrance door from the front and internal doors to the dining kitchen, two bedrooms and bathroom.

### DINING KITCHEN

Fitted kitchen comprising a range of base and wall units with worksurfaces and tiled splashbacks above. Integrated electric oven, electric hob, extractor unit, dishwasher, one bowl sink with mixer tap, recessed spotlights, radiator, internal doors to the living room and garage and a double glazed window to the front aspect.

### LIVING ROOM

Two double glazed windows to the rear aspect, double glazed patio doors to the conservatory, and a radiator.

### CONSERVATORY

Double glazed windows to the rear aspect, double glazed patio doors to the rear garden, and a radiator.

### BEDROOM ONE

Double glazed window to the rear aspect, freestanding wardrobe/over-bed unit, and a radiator.

### BEDROOM TWO

Two double glazed windows to the front aspect and a radiator.

### BATHROOM

Four piece suite comprising a WC, pedestal wash basin, bath and shower enclosure with mains shower. Part-tiled walls, recessed spotlights, radiator, extractor fan and an obscured double glazed window.

### EXTERNAL:

Front Garden & Driveway:

Lawned front garden with a block-paved driveway allowing off-street parking for two/three vehicles. Access pathways with gates to both sides of the bungalow to the rear garden.

Rear Garden:

Low-maintenance rear garden benefiting a large patio area directly outside the conservatory patio doors, gravelled garden area, external lighting and an external cold water tap. The oil tank is located within the rear garden.

### GARAGE

Manual sectional garage door to the front driveway, pedestrian access door to the side pathway, fitted worksurface, space and plumbing for a washing machine, space for a tumble drier, freestanding oil-fired boiler, power, lighting and a loft-access point. We have been advised the loft includes a pull-down ladder and part-boarding.

### WHAT3WORDS

For the location of this property, please visit the What3Words App and enter - hype.sand.blotches

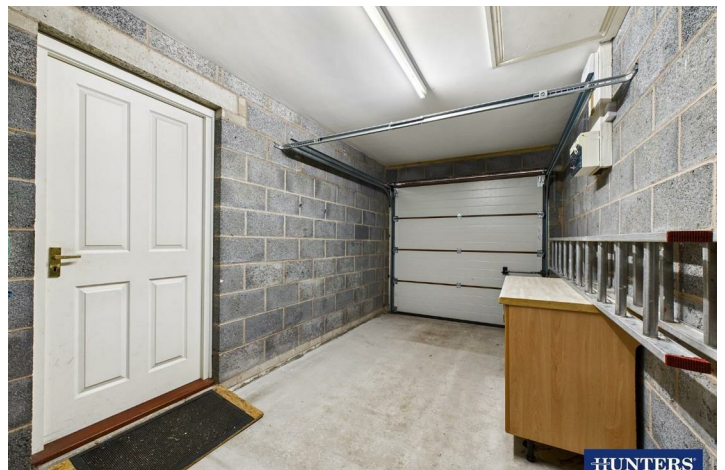
### AML DISCLOSURE

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £24 (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



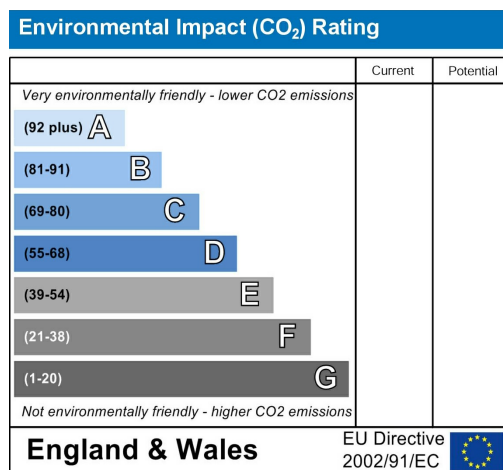
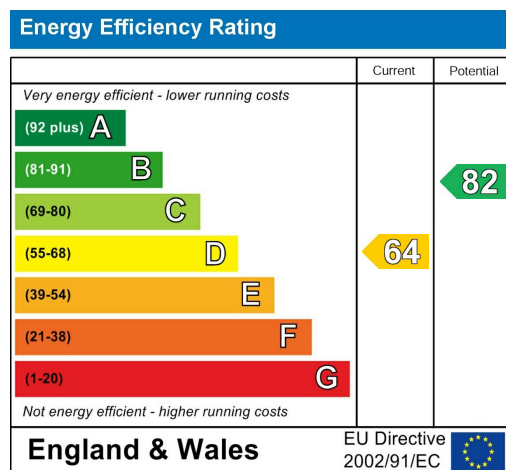






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## Energy Efficiency Graph



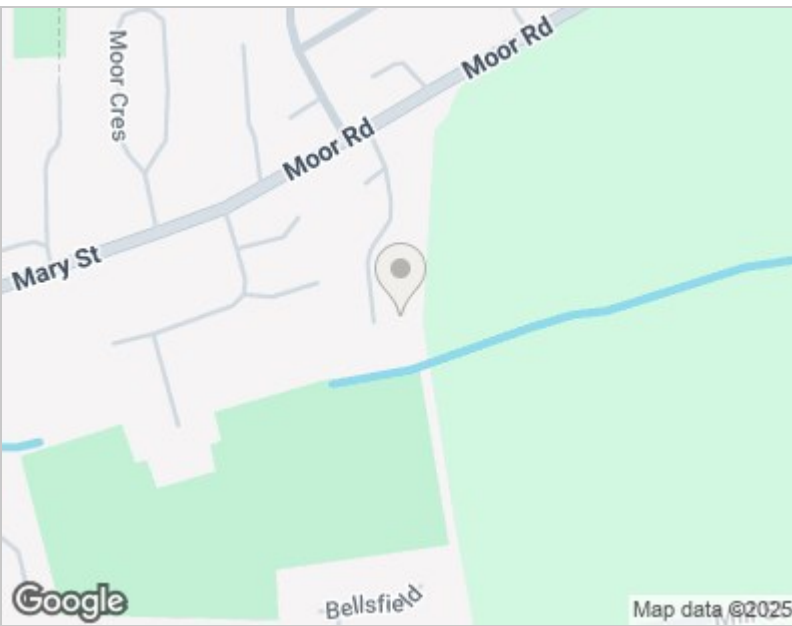
## Viewing

Please contact our Hunters Carlisle & South West Scotland Office on 01228 584249 if you wish to arrange a viewing appointment for this property or require further information.

Tel: 01228 584249



Road Map



Hybrid Map



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Tel: 01228 584249



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.

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