



2 Leywell Drive, Carlisle, Cumbria, CA1 3TN

**Offers in the region of
£280,000**

Vicinity Homes are delighted to offer to the market this stunning, extended, detached family home situated on the sought after Carleton Grange Development to the South East of Carlisle City Centre. The property is close to a range of local amenities, regular bus route, popular Primary Schools and has excellent access to the City Centre, M6 Motorway, surrounding villages and the City Bypass. The accommodation briefly comprises of an entrance hallway, cloakroom/WC, lounge, study/play room, utility room and a spacious dining kitchen & family room with integrated appliances and double glazed french doors to the garden. To the first floor there are three bedrooms, modern master en suite shower room and a modern family bathroom. The property also benefits from double glazing, central heating, driveway, detached garage, front garden and a landscaped rear garden. Viewing of this substantial family home is absolutely essential to fully appreciate the accommodation on offer. An ideal purchase for a family!

Directions

Proceed South along London Road. Turn left at the traffic lights onto Cumwhinton Road. Turn left at the round about onto Garlands Road. Turn first left onto Hunters Crescent and left onto Moorside Drive. Turn left again onto Leywell Drive. The property is situated on the right hand side and can be identified by our "For Sale" sign.

Entrance Hallway



Approached by a door to front, incorporating a radiator, laminate floor and stairs to the first floor.



Lounge 15'10" x 10'1" (4.836m x 3.078m)



Incorporating a double glazed window to front, radiator, laminate floor, coving to the ceiling and french doors.



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Study/Play Room 9'9" x 8'2" (2.992m x 2.513m)



Incorporating a double glazed window to front, radiator, laminate floor and coving to the ceiling.



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Cloakroom/WC 5'0" x 2'6" (1.536m x 0.784m)



Incorporating a wash hand basin set to vanity unit, WC, double glazed obscured window to front, heated towel rail, laminate floor and tiled splash areas.

Inner Hallway

Incorporating vinyl flooring and under stairs storage cupboard.

Utility Room 9'1" x 7'3" (2.793m x 2.224m)



Incorporating a range of modern fitted wall and base units with complementary work surface over, plumbing for a washing machine and space for a tumble drier. Sink unit with mixer tap, radiator, laminate floor and door to side.



Dining Kitchen & Family Room 23'5" x 12'1" (7.151m x 3.706m)



Incorporating a range of modern fitted wall and base units with complementary work surface over, integrated oven, integrated grill and integrated hob with cooker hood over. Integrated fridge, integrated freezer, 1.5 sink unit with mixer tap and integrated dishwasher. Double glazed french doors to rear, double glazed window to rear, two double glazed skylights to rear, radiator and vinyl flooring.

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First Floor Landing



Incorporating a double glazed window to rear.



Bedroom One 12'11" x 8'9" (3.947m x 2.681m)



A double bedroom incorporating two double glazed windows to front, radiator, fitted wardrobe/storage and loft access.



En Suite Shower Room 6'8" x 4'3" (2.054m x 1.308m)



Incorporating a modern three piece suite comprising of a double shower cubicle with waterfall shower & attachment, wash hand basin set to vanity unit and WC. Double glazed obscured window to side, heated towel rail, splash boards, panelled ceiling, inset ceiling lights and extractor fan.



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Bedroom Two 9'7" to wardrobe front x 8'9" (2.933m to wardrobe front x 2.675m)

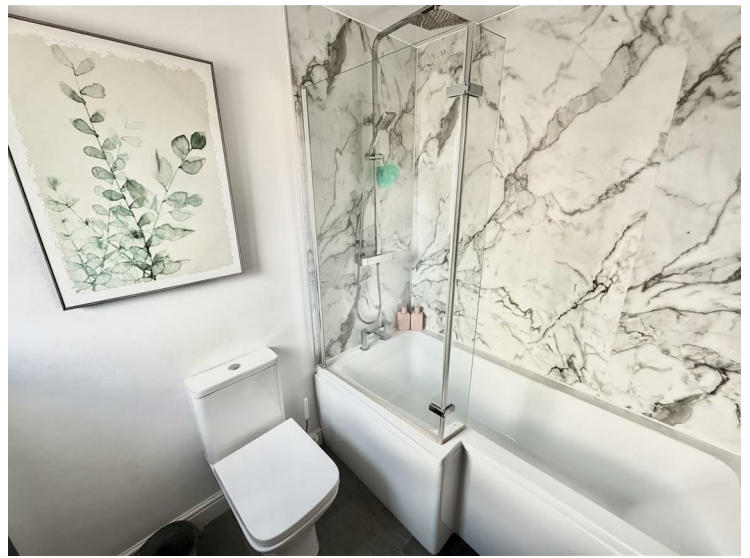


A double bedroom incorporating a double glazed window to front, radiator and fitted wardrobe/storage.

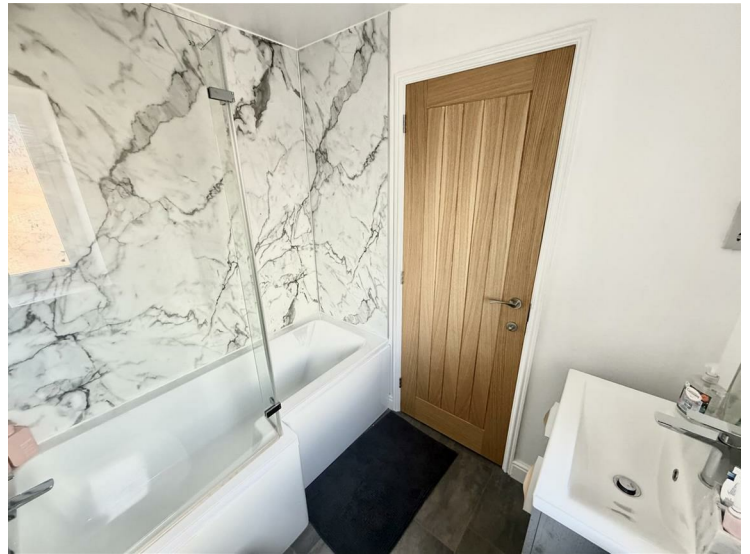
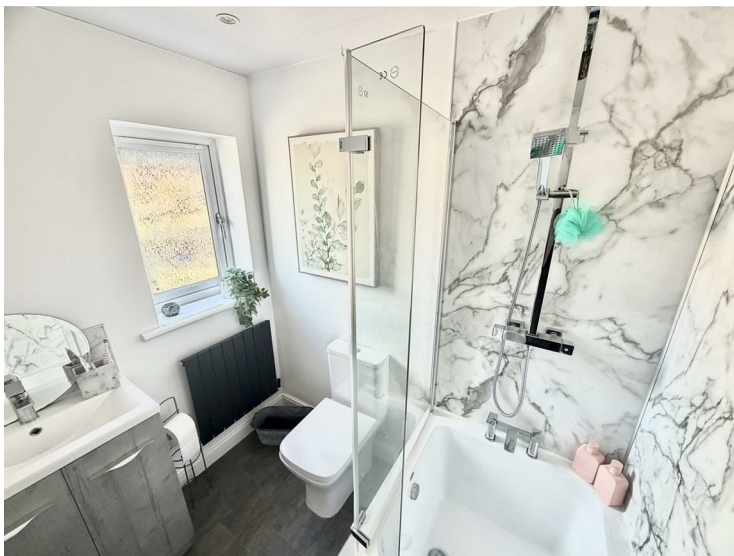
Bedroom Three 7'1" x 6'9" (2.160m x 2.059m)



Incorporating a double glazed window to rear and a radiator.



Bathroom 6'8" x 5'7" (2.055m x 1.714m)



Incorporating a three piece suite comprising of a bath with waterfall shower over & shower attachment, wash hand basin set to vanity unit and WC. Double glazed obscured window to rear, radiator, splash boards, panelled ceiling, inset ceiling lights and extractor fan.

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Outside



The property is approached by a drive way for one vehicle, detached garage, lawn area and gated access to the rear garden. To the rear of the property there is an enclosed landscaped garden with outside tap, patio seating area, lawn area, outside power point and gated access to the front.



Detached Garage 17'1" x 8'3" (5.223m x 2.519m)

Incorporating an up and over door and lighting.

Floor Plan



Please note, the floor plan is not to scale and should be used for illustrative purposes only.

EPC Band C

<https://find-energy-certificate.service.gov.uk/energy-certificate/0000-6822-0322-5603-3463>

Tenure

The property is Leasehold. The lease has 999 years on it which commenced in 1997, there are approximately 970 years left on the lease. The ground rent payable annually is £95.00 but this is reduced to £85.00 if it is paid within a certain time frame.

Council Tax

The property is in Council Tax Band C.

Viewings

Strictly through arranged appointments by Vicinity Homes. To arrange a viewing, please contact: T: 01228 599011 or E: sales@vicinityhomes.co.uk.

Referral Fees

We routinely refer potential purchasers to Mortgage Advisers - Fisher Financial Associates. It is your decision whether you choose to deal with Fisher Financial Associates. In making that decision, you should know that we will receive commission from the company worth approximately £50 depending on any business written.

Referral Fees - Vicinity Homes work with preferred conveyancers for a house sale or purchase. You are under no obligation to use their services. Should you choose to use them, Vicinity Homes Estate Agents will receive a referral fee of between £120.00 to £150.00 on completion of a sale or purchase.

Misrepresentation Act 1967

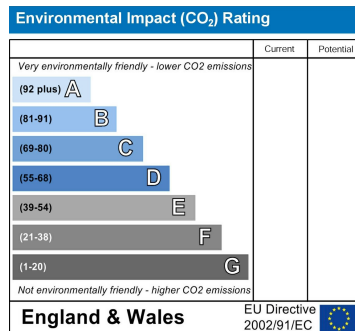
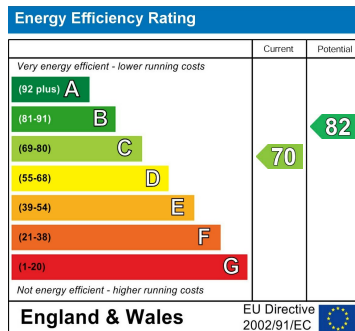
These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All electrical appliances mentioned in these details have not been tested and therefore cannot be guaranteed to be in working order.

Mailing List

To register your buying information and receive updates on all our available properties, please contact Vicinity Homes on 01228 599011 or via email to sales@vicinityhomes.co.uk.

Free, No Obligation Valuation

We would be pleased to provide you with a free, no obligation valuation for your home. Please contact Vicinity Homes on 01228 599011 or via email to sales@vicinityhomes.co.uk to arrange an appointment.



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