Vicinity Homes

ESTATE AGENTS & VALUERS

VH









16 Longmans Close, Carlisle, CA1 3TL

Offers in the region of £289,950

Vicinity Homes are delighted to offer to the market this immaculately presented and spacious, bay fronted, four bedroom detached house situated on a generous sized plot within a highly sought after development to the South of Carlisle City Centre. The property is close to a range of local amenities, popular Primary Schools, regular bus route and excellent access to the City Centre, M6 Motorway and the new Southern City Bypass. The accommodation briefly comprises of an entrance hallway, cloakroom/WC, lounge with bay window, dining room, conservatory, breakfast kitchen and a utility room. To the first floor there are four bedrooms, modern master en suite shower room and a family bathroom. Double glazing, central heating on site parking for approximately four/five vehicles, garage and gardens to front & rear. Viewing is absolutely essential to fully appreciate the accommodation on offer. An ideal purchase for a family. The property is offered to the market with no onward chain.

Directions

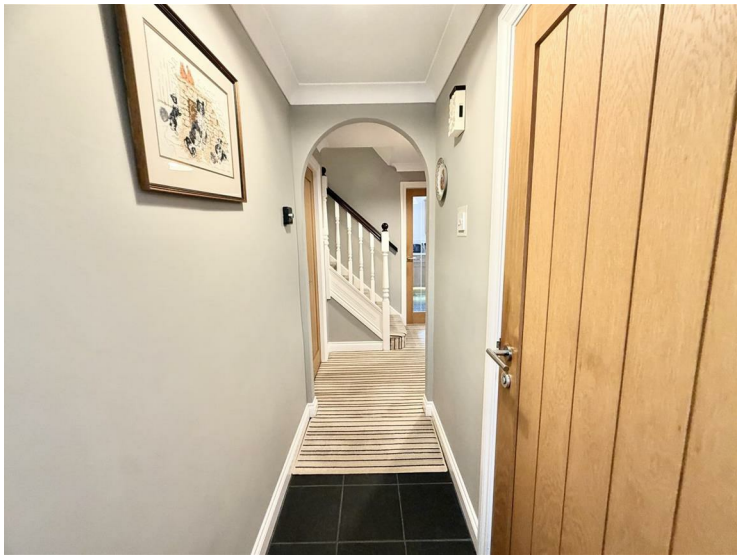
From Carlisle City Centre proceed South along London Road. Turn left at the traffic lights onto Cumwhinton Road. Continue on this road. Turn left at the round about onto Garlands Road and left again onto Hunters Crescent. Turn left onto Watermans Walk. Turn right at the T junction then left. Turn left onto Longmans Close and follow the road to the top and turn right. The property is situated on the right hand side.

Entrance Hallway



Approached by a door to front, incorporating a radiator, tiled floor, built in storage cupboard, coving to the ceiling and stairs to the first floor.





Cloakroom/WC 5'9" x 2'9" (1.774m x 0.858m)



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

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Lounge 17'7" max x 14'7" min x 14'10" (5.368m max x 4.446m min x 4.526m)





Incorporating a double glazed bay window to front, radiator, feature fireplace, coving to the ceiling and under stairs storage cupboard.



Dining Room 10'5" x 9'4" (3.196m x 2.853m)



Incorporating double glazed french doors to rear, radiator and coving to the ceiling.

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Conservatory 10'9" x 10'3" (3.296m x 3.137m)



Incorporating double glazed french doors to side, tiled floor and under floor heating.

Breakfast Kitchen 14'1" x 9'3" (4.293m x 2.820m)



Incorporating a range of fitted wall and base units with complementary work surface over, integrated oven and integrated hob with cooker hood over. Integrated dishwasher, integrated fridge, 1.5 sink unit with mixer tap, tiled splash areas, double glazed window to rear, radiator and LVT flooring.





Utility Room 9'3" x 5'1" (2.836m x 1.560m)



Incorporating a range of fitted base units with complementary work surface over, plumbing for a washing machine, sink unit with mixer tap and space for an under counter freezer. LVT flooring, radiator, door to rear and loft access.



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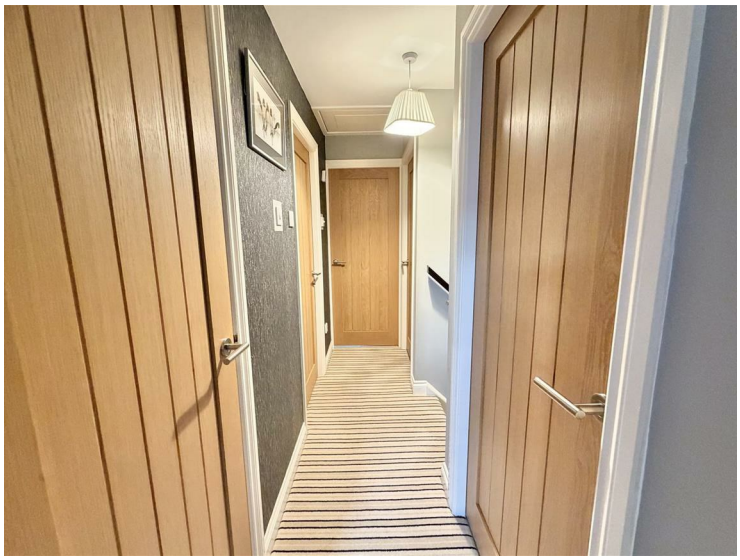
First Floor Landing





Incorporating a built in storage cupboard housing the hot water tank and loft access with a pull down ladder. The loft is part boarded for storage.

Bedroom One 12'1" x 9'7" (3.694m x 2.927m)





A double bedroom incorporating a double glazed window to rear and a radiator.



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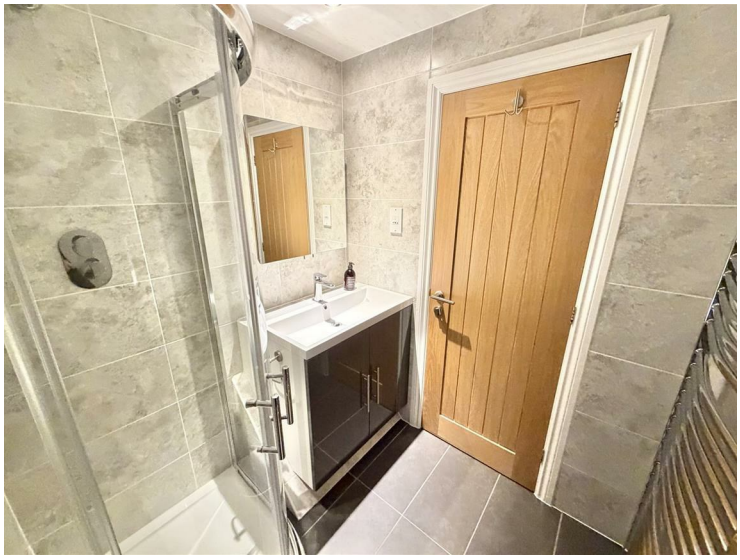
En Suite Shower Room 5'8" x 5'5" (1.748m x 1.663m)



Incorporating a modern three piece suite comprising of a shower cubicle, wash hand basin set to vanity unit and WC. Heated towel rail, tiled floor, panelled ceiling, inset ceiling lights, extractor fan and tiling to all walls.



Bedroom Two 11'11" x 11'5" max (3.653m x 3.485m max)



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



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Bedroom Three 10'1" max x 9'0" (3.095m max x 2.764m)





Incorporating two double glazed windows to front and a radiator.



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Bedroom Four 9'0" x 6'4" (2.750m x 1.942m)



Incorporating a double glazed window to rear, radiator and laminate floor.

Bathroom 7'3" x 6'1" (2.210m x 1.863m)



Incorporating a three piece suite comprising of a bath with shower attachment, wash hand basin set to vanity unit and WC. Double glazed obscured window to side, radiator, tiled splash areas, extractor fan and inset ceiling lights.





Outside



The property is approached by a tarmac driveway for approximately four/five vehicles leading to the garage. There is also a lawn area with patio area. To the rear of the property there is a good sized enclosed garden with patio seating area, lawn area, flower & shrub beds, outside tap, outside power point, garden shed and gated access to the front.



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Garage 18'0" x 8'5" (5.509m x 2.584m)
Incorporating an up and over door, door to side, power, lighting, tap and loft access with pull down ladder.

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/0900-1841-0822-1021-3193

Tenure
The property is Freehold.

Council Tax
The property is in Council Tax Band D.

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

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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.

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Free, No Obligation Valuation

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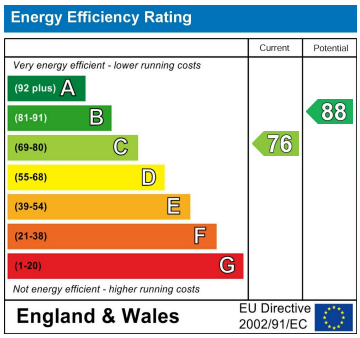
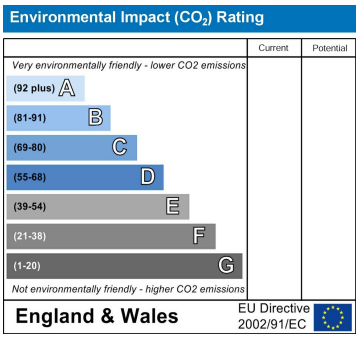
We would be pleased to provide you with a free, no obligation valuation for your home. Please contact Vicinity Homes on 01228 599011 or via email to sales@vicinityhomes.co.uk to arrange an appointment.





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