



# 7 Collingwood Close

Coniston, LA21 8DZ

Price £400,000

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7 Collingwood Close is an attractive two bedroom semi detached bungalow situated on a good size plot in a popular development. The property enjoys an attractive and private rear lawned garden with sunny aspect and exceptional views towards Coniston Old Man and the surrounding Coniston fells.

A well appointed and proportioned property that has been looked after and extended by the current owners, including a substantial conservatory which leads out onto the private garden. Fully UPVC double glazed.

The property would suit a variety of buyers whether as a main residence, second home or a holiday let as it is currently. The owners operate it privately and generate a annual net income of approximately £20,000 and it is being sold with forward bookings and majority of contents.

Collingwood Close is a popular residential cul-de-sac just a short level walk from the centre of Coniston village. Made famous for its connections to Donald Campbell and John Ruskin. Coniston has a vibrant village community, a good range of facilities and amenities including shops, cafes, lakeland inns, Doctors and some excellent sporting facilities and outdoor adventures. The village has both well regarded primary and secondary schools.





### Accommodation

UPVC front door leading to:

### Entrance Hall

Concealed consumer unit and electric meter. Loft hatch with pull down ladder housing a Valliant boiler.

### Kitchen

*9'7 x 8'9 (2.91m x 2.67m)*

A selection of white wall and base units with worktop, stainless steel with mixer tap and part wall tiled. Appliances include; four ring gas hob, electric oven, free standing slimline dishwasher, free standing fridge freezer and extractor hood. Stunning views towards Coniston Old Man and Coniston fells.



Internal glazed door leading to:

### Conservatory

*20'8 x 8'11 (6.29m x 2.71m)*

An attractive and substantial addition that enjoys a dual aspect over the terrace and lawn towards Coniston Old Man. Plumbing for washing machine with side and patio doors leading to the garden and patio. Solid oak effect floor. Sliding doors provide additional access to the principle bedroom.



## Lounge

14'0 x 11'9 (4.27m x 3.59m)

A well proportioned room positioned to the front of the property. Cosy inset gas fire on slate hearth surround and mantle, TV point and lovely south facing aspect over the front garden.



## Bathroom

Two piece suite comprising of panelled bath with electric Mira shower over and pedestal wash hand basin. Fully floor and wall tiled with extractor fan and electric shaving point.



## Bedroom One

12'8 x 8'11 (6.29m x 2.71m)

Spacious double room with substantial built in wardrobe and sliding patio doors which lead into the conservatory.



## Bedroom Two

9'7 x 8'10 (2.91m x 2.69m)

Twin room with attractive view over the front garden.

## Separate WC

WC, tiled floor and extractor fan.

## Outside

The property is approached by a private gated tarmacadam drive providing parking for two/three vehicles. To the front of the property is a small manageable lawn with well established mature shrubs and bushes. There is side access that leads to the rear garden which has a substantial terrace and an attractive lawn that benefits from a selection of shrubs, bushes and breathtaking views towards Coniston Old Man and the surrounding Coniston fells. Good sized shed.



### Directions

Approaching Coniston from Ambleside, enter the village with the bowling green and cricket ground on the right, Collingwood Close is opposite on the left. Once turned into the cul de sac number 7 is 100 yards on the left hand side.

### Services

All mains are connection. Gas central heating.

### Tenure

Freehold

### Rateable Value

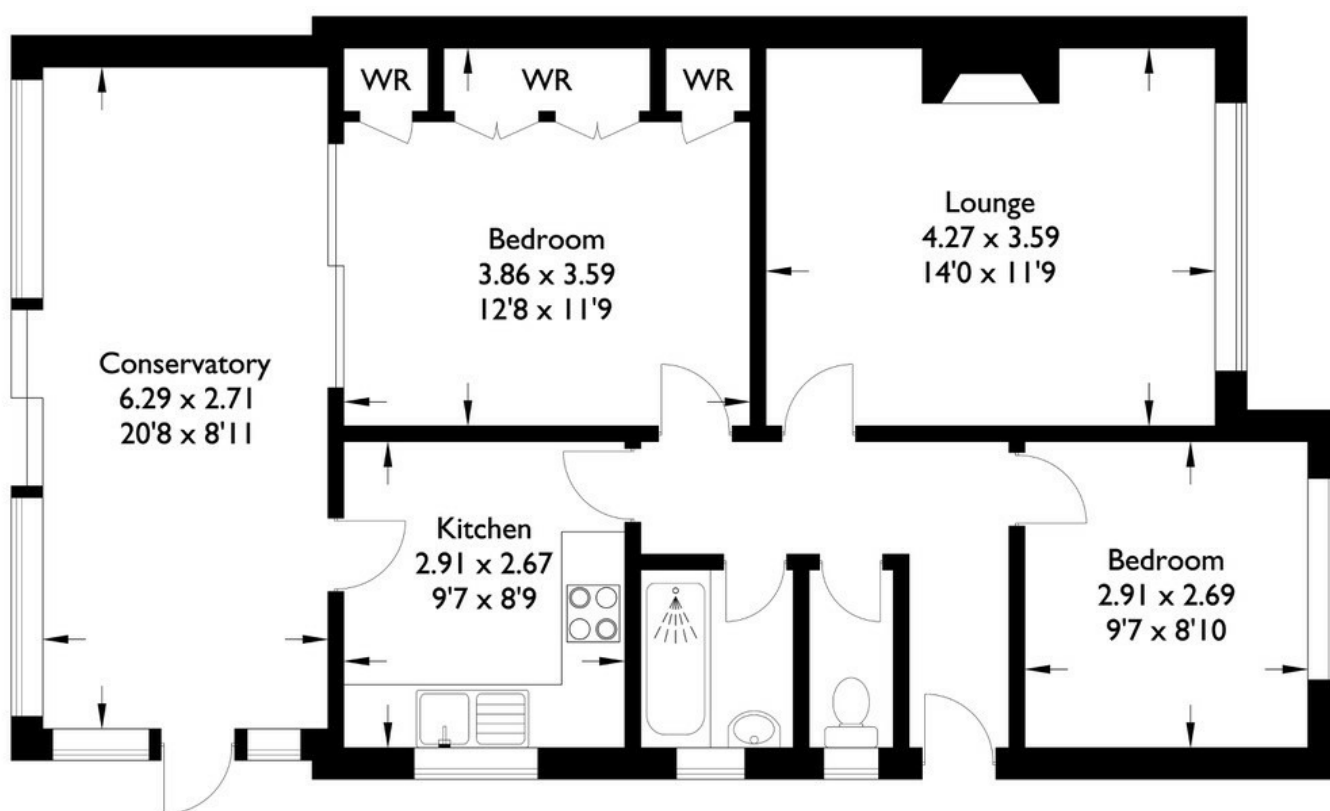
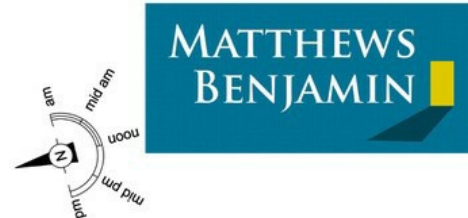
£4,200.00. Actual amount payable £2,095.08 This could be reduced to ZERO if the purchaser is entitled to Small Business Rates Relief. More details can be obtained from the Local Authority South Lakeland District Council 01539 733333.



## 7 Collingwood Close

Approximate Gross Internal Area : 75.61 sq m / 813.85 sq ft

Total : 75.61 sq m / 813.85 sq ft



For illustrative purposes only. Not to scale.  
 Whilst every attempt was made to ensure the accuracy of the floor plan,  
 all measurements are approximate and no  
 responsibility is taken for any error.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Viewing is strictly by appointment with the sole agents

The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details are correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.