



**33 Lingmell Crescent, Seascale, CA20 1JX**

Guide Price **£199,950**

**PFK**

# 33 Lingmell Crescent

## The Property

This three bedroom semi detached home on Lingmell Crescent occupies a generous plot with ample parking, detached garage and substantial garden. Situated within walking distance of the village centre, school and train station, it combines a convenient location with well balanced accommodation.

The ground floor comprises an entrance hallway, lounge, and dining kitchen with patio doors opening to the rear garden. A utility room and downstairs W.C. add further practicality. To the first floor there are three good sized bedrooms and a family bathroom. Externally, the property benefits from driveway parking for several vehicles, gated access to further parking and a large detached garage, along with a spacious rear lawn.

In summary, this is a well-proportioned home on a sizeable plot in a sought after coastal village, making it an excellent option for families, first-time buyers and those looking to relocate.





## 33 Lingmell Crescent

### Location & Directions

Seascale is a popular coastal village on the edge of the Lake District National Park. The location combines village amenities including shops, a primary school and train station with easy access to employment hubs such as Sellafield. The nearby beach, open countryside and good transport links make it an excellent place to live.

### Directions

The property can be located on Lingmell Crescent using CA20 1JX.

- Three bedroom semi detached family home
- Short walk to village centre and school
- Utility room and ground floor W.C.
- Driveway, gated parking & large detached garage
- Generous rear garden
- Tenure: Freehold
- Council tax band B
- EPC Rating: D



## ACCOMMODATION

### Entrance Hallway

Approached via UPVC door, stairs to first floor accommodation, radiator, window to side, doors to lounge and dining kitchen.

### Lounge

14' 2" x 10' 7" (4.32m x 3.22m)

Bright reception room, window to front elevation, feature inset electric fire, wood effect flooring, radiator, door to dining kitchen.

### Dining Kitchen

20' 8" x 10' 8" (6.31m x 3.26m)

The kitchen is fitted with a range of matching wooden wall and base units, with contrasting worksurfacings and breakfast bar. Space for cooker and dishwasher, tiled splashbacks, stainless steel sink and drainer, radiator, windows to side and rear. There is ample space to accommodate a dining table, patio doors lead out to the garden and there is access into the utility room.

### Utility Room

9' 7" x 8' 11" (2.91m x 2.72m)

Fitted with base units, an section of worksurfacings with plumbing for a washing machine and tumble dryer, wall mounted gas boiler, window, storage cupboard, part glazed upvc door leading to the gardens and door to w.c

### W.C

5' 8" x 2' 9" (1.73m x 0.85m)

Fitted with low level w.c, fully tiled walls and small window.



## FIRST FLOOR LANDING

Window to side, storage cupboard, loft access and doors to accommodation.

### Family Bathroom

6' 5" x 5' 6" (1.96m x 1.68m)

Fitted with white 3 piece suite comprising close coupled w.c, wash hand basin and panelled bath with shower over, tiled walls, obscured window and radiator.

### Bedroom 1

14' 0" x 8' 10" (4.26m x 2.68m)

Double bedroom with window to rear and 2 storage cupboards.

### Bedroom 2

11' 2" x 10' 8" (3.40m x 3.24m)

Double bedroom with window to front, radiator and storage cupboard.

### Bedroom 3

9' 3" x 7' 7" (2.81m x 2.30m)

Window and radiator.





## EXTERNALLY

### Garden

The property occupies a substantial plot, with small area of lawn to the front, double gated access to the side leads to a spacious rear garden, complete with patio area and steps up to a large lawn, which is fully enclosed.

### DRIVEWAY

4 Parking Spaces

There is a tarmac drive to the front of the property providing off road parking for several cars. Double gated access leads to the rear of the property, where there is a further parking space in front of the garage.

### GARAGE

Single Garage

Detached garage with up and over door, power and light.







# Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

## ADDITIONAL INFORMATION

### Services

Mains gas, electricity, water & drainage. Gas fired central heating and double glazing installed throughout. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

### Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee : Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Emma Harrison Financial Services - arrangement of mortgage & other products/insurances - average referral fee earned in 2024 was £221.00; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. Anti Money Laundering (AML) compliance check via Landmark referral between £8.50 to £15.50. All figures quoted are inclusive of VAT.





## PFK Estate Agency Cockermouth

68 Main Street Cockermouth, Cumbria - CA13 9LU

01900 826205

[cockermouth@pfk.co.uk](mailto:cockermouth@pfk.co.uk)

[www.pfk.co.uk/](http://www.pfk.co.uk/)

# PFK

