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COUNTRYSIDE, LAZONBY, PENRITH

£395,000

This DETACHED BUNGALOW is situated in the desirable village of Lazonby and benefits from fabulous uninterrupted views to the rear. Open-plan kitchen/dining room, lounge & conservatory. THREE DOUBLE bedrooms and bathroom/wc. Gardens, ample driveway parking and double garage. EPC Rating E.

- Detached Bungalow
- Double Garage
- Village Location
- EPC Rating E

The Property Ombudsman

Entrance
Upvc half glazed door into the hallway, with airing cupboard and storage cupboard radiator and doors off.

Living Room
w: 12' 2" x l: 17' 1"
3.70m x 5.02m Double glazed windows to the side and rear with FABULOUS views over the garden and towards the Pennines. There is a radiator and an open fireplace with stone surround.

Kitchen
w: 10' x l: 12' 3"
3.04m x 3.74m Fitted with wall and base units with complementary laminate work surfaces. Stainless steel sink set below double glazed window. Slot in cooker with stainless steel chimney style extractor over. Space for fridge/freezer. Radiator.

Dining Area
w: 7' 5" x l: 12' 3"
2.27m x 3.74m With double glazed window looking out to the garden with fabulous views towards the Pennines. Radiator.

Conservatory
w: 11' 1" x l: 12' 6"
3.39m x 3.80m Double glazed windows set on dwarf walls. There is a tiled floor and sliding doors out to the garden. There are wall lights, electric plug sockets and two radiators.

Utility
w: 7' x l: 8' 9"
2.14m x 2.66m Fitted with wall and base units, sink set in laminate work surface, plumbing for washing machine and oil boiler. Half glazed door to the garden.

Bedroom 1
w: 12' 4" x l: 13' 6"
3.75m x 4.12m Fitted with wardrobes, double glazed window and radiator.

Bedroom 2
w: 10' 7" x l: 12' 1"
3.23m x 3.69m Double glazed window and radiator.

Bedroom 3
w: 7' 1" x l: 12' 4"
2.16m x 3.75m Double glazed window and radiator.

Bathroom/WC
w: 7' 6" x l: 8' 9"
2.28m x 2.66m Fitted with a coloured suite comprising bath set below obscured double glazed window, wash hand basin, w/c and shower. There is a tiled floor and a radiator.

Garage
w: 17' 9" x l: 18' 1"
5.41m x 5.52m Built in materials to match the bungalow, with tiled roof and a window. There is pedestrian access to the rear and two up and over doors to the front. There is electric lighting and plug sockets, plus indoor and outdoor water taps.

Outside
Large attractive gardens of more than a quarter of an acre, with fruit trees, established shrubs and a raised patio seating area with fabulous views over the Pennines. Plentiful driveway parking.

Services
Mains water, electricity, mains drainage and telephone subject to BT regulations.

Location
The village of Lazonby in the Lower Eden Valley, offers a range of local amenities including Lakes & Dales Co-op supermarket with post office facilities, public house, primary school, outdoor swimming pool and railway station on the famous Settle Line between Carlisle and Leeds. The village of Kirkoswald just a mile away has a doctors surgery, store, primary school and two pubs.
B4RN Hyperfast Broadband is available in the village. The market town of Penrith is 7 miles/15 minute drive, with the great border city of Carlisle a 30 minute drive/15 miles.

Tenure
We are informed the tenure is Freehold

Agents Note
These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. The services, systems, and appliances shown may not have been tested and has no guarantee as to their operability or efficiency can be given. All floor plans are created as a guide to the lay out of the property and should not be considered as a true depiction of any property and constitutes no part of a legal contract.

Viewings
Strictly by appointment through the sole agent, Arnison Heelis, telephone 01768 890750

A comprehensive Material Information summary is available upon request.







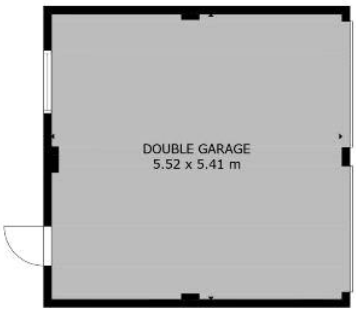






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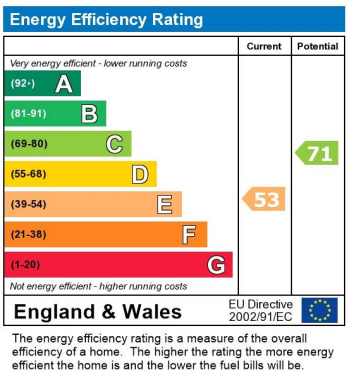


Arnison Heelis Estate Agents



GROSS INTERNAL AREA
TOTAL: 115 m²
FLOOR 1: 115 m²
EXCLUDED AREAS: GARAGE: 30 m²
SIZE AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY

FLOOR 1



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.