ARNISON HEELIS
ESTATE AGENTS

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GREENACRES, NEWTON REIGNY, CA11 0AY

GUIDE PRICE £250,000

Sitting in a lovely position overlooking fields to the rear, this detached bungalow provides 3 bedroom accommodation with attached garage with utility area and cloakroom. There is plentiful driveway parking and very private gardens to the side and rear. The property would benefit from some upgrading

- Three Bedroom Bungalow
- Garden, Garage And Drive
- In Need Of Upgrading
- EPC Rating E

The Property Ombudsman

Entrance Hall
With access to all rooms, loft hatch. Night Storage heater.

Sitting/Dining Room
w: 19' 9" x l: 22' 8"
6.03m x 6.92m With windows to the rear aspect, half glazed door to rear, window to front aspect. Electric heater, 2 night storage heater.

Kitchen
w: 8' 6" x l: 10' 1"
2.58m x 3.07m Good range of shaker style wall and base units with laminated worktops, 1.5 sink and drainer below the window. Integrated electric double oven and grill, electric hob and extractor, larder fridge.

Bedroom 1
2.71m x 4.18m With window to the front, fitted wardrobes, night storage heater.

Bedroom 2
w: 8' 7" x l: 12' 6"
2.62m x 3.80m Window to the rear, fitted wardrobes, night storage heater.

Bedroom 3
w: 8' 7" x l: 8' 7"
2.62m x 2.62m Window to the rear, electric heater, cupboard.

Bathroom/WC
w: 6' 5" x l: 10' 6"
1.96m x 3.19m Fitted with a WC, hand basin in vanity unit, shower boarding to the walls, electric shower in large enclosure, heated towel rail, obscured window. Airing cupboard housing the water cyllinder.

Garage
With power and light, electric roller door to the front. Open to utility room with window to the rear, back door. Plumbing and space for washing machine. Door to cloakroom with WC and hand basin.

Outside
Extensive driveway parking to the front, private gardens to the front and side bordered by hedges. Garden to rear with beautiful open views, patio area.

Local Area
Mileages | Penrith 2.5 miles | Carlisle 18 miles | Keswick17 miles
Location: Greenacres is located within the desirable village of Newton Reigny which has an active village community. The village benefits from a village hall, village shop, a vibrant pub, The Sun Inn and a beautiful church. The village is excellently positioned for access onto the M6 and is only 2.5 miles from Penrith which has a mainline railway station, with West Coast trains getting you into London in around 3.5 hours. Penrith also offers a range of leisure and shopping amenities and excellent primary and secondary schools. The Lake District National Park is only 10 minutes away with Keswick only 17 miles away with access to outdoor activities such as walking and water sports in abundance. The Michelin star rated Dog and Gun at Skelton is only 4 miles away.

Services
Mains water, electricity and drainage

Valuation
If you are considering selling your home, then Arnison Heelis would be delighted to provide you with a free valuation, without obligation. For further details, please contact us on

Tenure
We understand that the tenure of the property is freehold but Title Deeds have not been examined.

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.













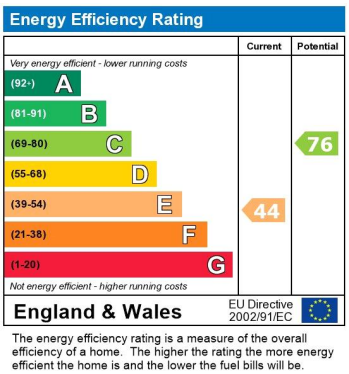
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FLOOR 1



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.