



2 Laburnum Way, Penrith, CA11 8UJ

Guide price £275,000







# 2 Laburnum Way

Penrith, CA11 8UJ

- Well Presented 3 Bed Semi-Detached Home
- Close to Schools, Parks & Amenities
- Off Road Parking and Attached Garage
- Open Plan Kitchen / Dining Room
- Found in Excellent Decorative Order
- Excellent Residential Location in Penrith
- Short Distance from Penrith Town Centre
- Private, Enclosed Rear Garden & Patio
- Planning Approved for Conversion of the Garage & Extension Over
- Ideal for Families, First Time Buyers or Buy to Let Investors

Found in excellent condition throughout, this lovely, modern 3 bed semi-detached home is situated in the much sought after Carleton residential area of Penrith. The current owners have planning approval for to convert the garage and extend above giving huge scope for potential changes. The property is just a short distance from local schools, nurseries, public parks and Penrith town centre which offers a fantastic range of amenities. Externally there is off road parking for 2 vehicles and a private, enclosed rear garden. Ideal for families, first time buyers or buy to let investors, early viewing is recommended.



### Entrance

With radiator, coat hanging space and wooden floor and stairs leading off to the first floor.

### Lounge

11'5" x 15'3" (3.5 x 4.67)

Double glazed window to the front elevation, modern pebble effect gas fire set in feature fireplace. Television and telephone points and door leading into the kitchen dining room. Radiator and fitted carpet.

### Kitchen / Dining Room

11'2" x 14'10" (3.42 x 4.53)

Fitted with wall and base units with wooden fronts and complementary laminate work surface, integrated fridge, dishwasher, double oven and gas hob with chimney style extractor over. Stainless steel sink set below double glazed window to the rear elevation. Useful under stairs storage cupboard and door giving access to the garage. DINING AREA : Having double doors leading to the rear garden and ample space for dining furniture.

### First Floor

#### Landing

Built in cylinder/airing cupboard. Doors off to the bedrooms and family bathroom. Double glazed window.

#### Bedroom One

8'0" x 13'1" (2.45 x 4)

A spacious double bedroom with a double glazed window to the rear elevation and built in wardrobe. Fitted carpet. Radiator.

#### Bedroom Two

8'0" x 12'3" (2.45 x 3.75)

Another excellent double bedroom with a double glazed window to the front elevation and double wardrobe and loft access hatch. Fitted carpet. Radiator.







### Bedroom Three 6'7" x 9'0" (2.01 x 2.75)

A single bedroom with a double glazed window to the side elevation. Radiator. Fitted carpet.

### Family Bathroom

Fitted with a white suite comprising bath with mains fed shower over, w/c and wash hand basin. Chrome radiator. Double glazed window to the rear elevation.

### Garage 12'4" x 19'0" (3.77 x 5.8)

With up and over door, light and power. Plumbing for washing machine and space for tumble dryer. Pedestrian doorways to the front and rear. There is the potential to make this into more living accommodation subject to appropriate consents.

### Outside

To the front is off road parking for two vehicles and a lawn to the side with a gate allowing pedestrian access. To the rear is an enclosed and private garden area with lawn and patio.

### Services

Mains gas, electricity, water and drainage. Fibre optic broadband is available.

### Please 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.

### Directions

From junction 40 of the M6 take the fourth exit West bound on the A66. At Kemplay Bank roundabout take the second exit onto the A686 towards Langwathby. Pass the Cross Keys Inn and as the road bends right turn left onto Ash Road. Continue before turning left again onto Laburnum Way and the property is on the left-hand side as before you turn onto Sycamore Drive. The property can be identified by a Lakes Estates for sale sign.







## Floor Plans



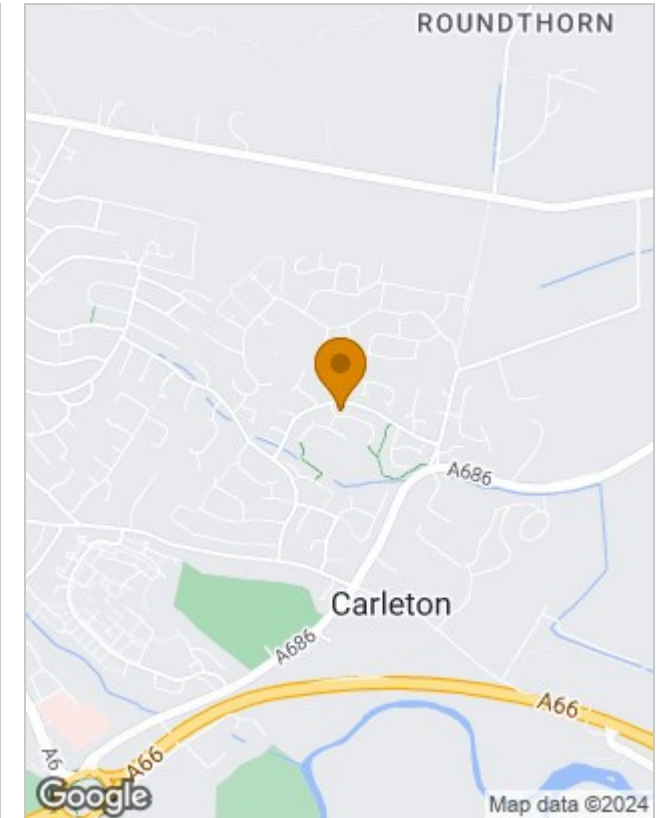
## Viewing

Please contact our Lakes Estates Office on 01768 639300 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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## Location Map



## Energy Performance Graph

