



2 Wetheriggs Rise, Penrith, CA11 7ET

£1,100 Per month





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- Available from June 2024
- Well maintained gardens
- Private off road parking for 3 or 4 cars
- The property is to be let unfurnished
- 3 Bedrooms
- Immaculately renovated
- Located a short walk from Penrith town centre

This inviting semi-detached house offers the best of both worlds - a great town centre location and a private driveway with gates to keep it secure.

There is a well-appointed living space, conservatory, kitchen, downstairs bathroom and three bedrooms. The Primary bedroom has been tastefully decorated, the second bedroom currently doubles as a home office, the third bedroom has been cleverly transformed into a dressing room with built-in storage.

The true heart of the home lies in the living area with spacious living room and direct access to the bright conservatory - serving dually as a dining area and entertainment space that seamlessly transitions to the delightful outdoor decking and enclosed rear garden. This outdoor garden features a seating area on the deck, steps down to a lush lawn, and a raised garden bed providing extra seating and a shed.

This property is available to let from June 2024.



Kitchen

The kitchen is conveniently accessible through both a side entrance door and the main hallway, offering multiple entry points. Thoughtfully designed, it provides dedicated spaces to accommodate essential appliances: an alcove allows for a full-size washing machine, a built-in fridge freezer unit ensures ample storage for fresh and frozen goods, while a sleek oven and gas hob cater to all your cooking needs. Enhancing the room's functionality, a breakfast bar adds a casual dining option, inviting you to enjoy quick meals or entertain guests in a warm, welcoming atmosphere.

Living Room

The living area is a spacious and natural radiance. Its generous proportions create an airy and inviting atmosphere, while large windows flood the space with an abundance of warm, natural light. Gazing through these expansive panes, your eyes are drawn to the captivating views that unfold over the front garden. Meticulously landscaped greenery and vibrant floral displays paint a picturesque scene, offering a serene and rejuvenating backdrop to the living space. Whether basking in the morning sun or enjoying the tranquil evenings, this light-filled room promises a delightful living experience, seamlessly blending indoor comfort with the beauty of the outdoors.

Conservatory

This fabulous additional space serves dual purposes - providing an elegant dining area as well as a delightful setting for entertaining guests and it allows a seamless transition to the outdoor deck and garden areas, blurring the line between interior and exterior living.





Bathroom

The bathroom is found on the ground floor and is accessed from the downstairs hallway. It benefits from built in storage, WC, over bath shower.

Primary Bedroom

The luxurious primary bedroom is tastefully decorated. Bright and airy, the spacious bedroom offers a serene respite with views that look out over the front and rear gardens.

Bedroom 2

This multi-functional room seamlessly blends residential and professional purposes. Serving dually as a bedroom and home office, it offers the best of both worlds.

Dressing Room/Bedroom 3

The third bedroom has been thoughtfully repurposed into a dressing room. The intelligent design seamlessly blends form and function, creating an inviting environment to start and end each day in style.

Downstairs Hallway

The downstairs hallway serves as a central artery to the home, granting access to the main living spaces. Entered through the front door, it branches off to connect the warm, inviting kitchen, the downstairs bathroom, and the comfortable living room. This transitional space ties the public areas together with both form and function.

Outside

Here's a more concise rewrite describing the back garden:

Directions





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.

Penrith,
Tel: 01768 639300 Email: office@lakesestates.co.uk <https://www.lakesestates.co.uk>

Location Map



Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	