



13 Croft Place, Penrith, CA10 1RT

Guide price £150,000



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# 13 Croft Place

Penrith, CA10 1RT

- Superb 3 Bed End Terraced House
- Spacious Accommodation Throughout
- Local Occupancy Restrictions Apply
- Village Surgery, Primary School, Garage & Pub
- Countryside Walks from the Doorstep
- Ideal for First Time Buyers or Families
- Lovely Garden and Views to the Fells
- Excellent Village Location
- Short Commute to Penrith
- Offered For Sale with No Onward Chain

This lovely 3 bed end-terraced house is found in the highly desirable village of Temple Sowerby which offers many amenities including a school, pub, garage and doctors surgery. The property has been a much loved family home and whilst some modernisation is required the property is found in good condition. There are stunning views to the surrounding fells and a lovely garden as well as a garage. Viewing is essential and local occupancy restrictions apply. Please contact Lakes Estates for more information. This property is offered for sale with no onward chain.



#### Entrance Hallway

Through a uPVC part glazed door to the vestibule which has a glazed door to the hall. There is access to the under-stair storage cupboard. Stairs, with wooden banister, lead to the first floor. The floor is laminate and there is a recessed coat cupboard, a single radiator, a telephone point and doors off.

#### Ground Floor W/C

Fitted with a toilet and wash hand basin. A uPVC double glazed window faces to the front.

#### Living Room

20'6" x 10'5" (6.27 x 3.18)  
Having uPVC double glazed windows to the front and rear. A solid fuel stove is set on a tiled hearth and back with a polished wood surround and having a back boiler provides the hot water and central heating. There is a single radiator, a night storage heater and a TV point.

#### Kitchen

11'8" x 10'5" (3.56 x 3.18)  
Fitted with white wall and base units and a white work surface incorporating a stainless steel, single drainer sink with tiled splash back. There is an electric cooker point, plumbing for a washing machine and space for an under surface fridge. A uPVC double glazed window faces to the rear and a uPVC part glazed door leads outside.

#### First Floor Landing

There is a uPVC double glazed window to the half landing providing a good degree of natural light. Doors lead from the main landing to the bedrooms and bathroom. A ceiling trap gives access to the roof space above and doors give access to a large walk in store over the stairwell and to a recessed shelved cupboard.

#### Bedroom One

11'6" x 10'7" (3.53 x 3.23)  
Having a uPVC double glazed window to the rear with a lovely open view to the Pennines. There is a built in airing cupboard with shelves and housing the hot water tank. Single radiator.

#### Bedroom Two

10'9" x 10'7" (3.30 x 3.23)  
Having a uPVC double glazed window to the rear with a lovely open view to the Pennines. Single radiator.





### Bedroom Three

9'10" x 7'4" (3.00 x 2.26)

Having a uPVC double glazed window to the front with a view to the Lakeland Fells. Panel wall heater.

### Bathroom

6'11" x 5'8" (2.11 x 1.75)

Fitted with a toilet, wash basin and bath with mixer shower taps. There is a single radiator towel rail and a uPVC double glazed window to the front.

### Outside

The property is approached along a pedestrian path to the front where there is a lawn with flower bed and borders. A block paved path leads to the front door. To the rear there is a covered porch by the back door with access to 2 outside stores. The enclosed rear garden has a lawn area with shrub/flower borders and a block paved path leads through a gate and out to the rear to where the garage is located. There is an outside tap.

### Garage

15'6" x 8'0" (4.73 x 2.44)

A useful storage space which would make a great workshop and could house a small vehicle. With up & over door.

### Services

Mains water, drainage and electricity are connected to the property. Heating is via a solid fuel stove with back boiler. Economy 7 heating in the living room.

### Please Note

These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Lakes Estates has the authority to make or give any representation or warranty in relation to the property. All mention of appliances / fixtures and fittings in these details have not been tested and therefore cannot be guaranteed to be in working order.

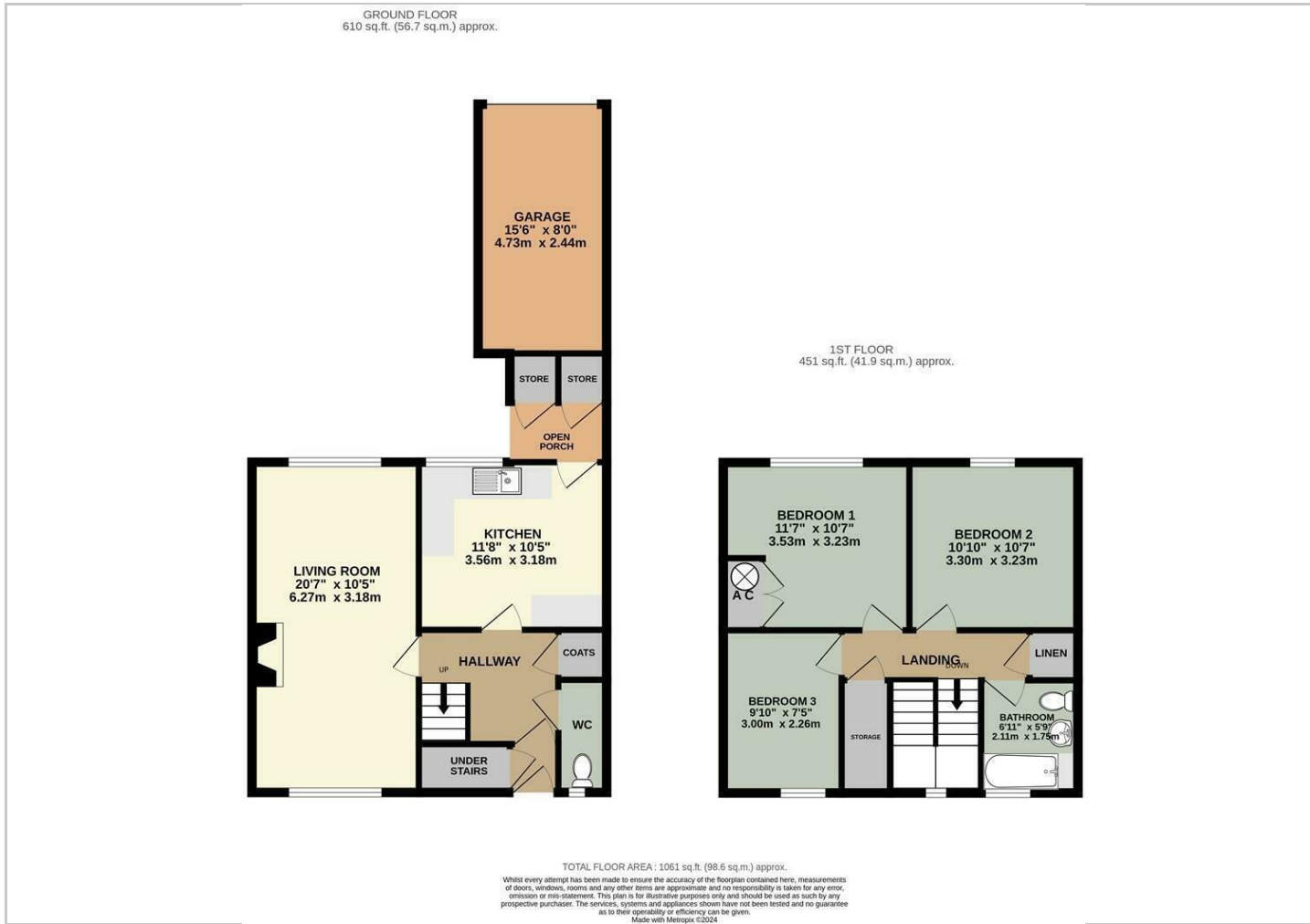
### Directions

From Penrith centre, head to the A66/A6 roundabout and drive east for 4.75 miles. Take the second exit from the dual carriageway, signposted to Temple Sowerby. Drive to the T-junction and then turn left, into the village. Croft Place is the second lane on the left. Along Croft Place, turn right, into the parking area.





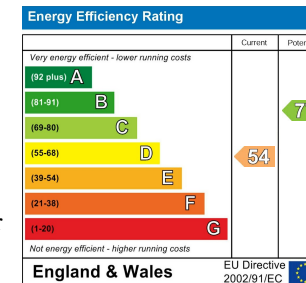
## Floor Plans



## Location Map



## Energy Performance Graph



## 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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