



19 Meadow Croft, Penrith, CA11 8EH

Guide price £274,950



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- Immaculately presented detached home
- Low maintenance garden
- Spacious conservatory
- Found in a quiet cul-de-sac
- Easy access to the town centre and associated amenities
- Off road parking, garage and enclosed rear garden

Found in excellent condition throughout this lovely 3 bed detached home is located in a quiet cul-de-sac, within a highly sought after residential area, conveniently situated for all Penrith's local amenities and is within walking distance of the town centre having excellent transport links through to the M6, A66, A6 and the main West Coast railway line.

The thoughtfully designed interior features an entrance porch, a spacious lounge-diner perfect for entertaining, a well-appointed kitchen, a bright conservatory, and a convenient ground floor WC. Upstairs, you'll find three comfortable bedrooms and a family bathroom.

Externally, the property boasts low-maintenance gardens to both front and rear, with the enclosed back garden offering privacy and security. The driveway provides ample parking for two vehicles, complemented by a garage for additional storage or parking.



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Entrance Porch

The entrance porch has a uPVC door and allows access to the downstairs w.c. and lounge diner.

Lounge Diner

10'0" x 22'10" (3.05 x 6.98)

The lounge diner is bright and spacious, with gas fireplace and access to the kitchen, conservatory through double doors and the stairs to the first floor. There is a double glazed window to the front aspect, fitted carpet and radiator.

Conservatory

8'11" x 9'10" (2.74 x 3.02)

The conservatory is filled with natural light and is used as a second sitting room, with laminate wood flooring, double glazed windows and double doors allowing access to both the lounge diner and out into the rear garden.

Kitchen

8'1" x 7'11" (2.47 x 2.43)

The kitchen is accessed via the lounge diner and also has an external door in to the rear garden. There is plenty of cabinet storage, eye level ovens, gas hob, extractor hood, space for an under counter fridge and plumbing for a washing machine, stainless steel sink, tiled splash back, double glazed window to the rear garden, radiator and tile effect vinyl flooring.

Downstairs W.C.

The downstairs w.c has w.c., basin, vinyl tile effect flooring, radiator and double glazed frosted window bringing in natural light.

Landing

The landing allows access to all bedrooms and bathroom, airing cupboard, has fitted carpet and a double glazed window to the side elevation bringing in natural light.

Principal Bedroom

8'2" x 9'8" (2.51 x 2.97)

The principal bedroom is front aspect, with a double glazed window and is a comfortable double bedroom, with fitted wardrobes, carpet and radiator.



Bedroom Two 8'2" x 10'10" (2.49 x 3.32)

Bedroom two is rear aspect and another comfortable double bedroom with double glazed window, fitted carpet and radiator.

Bedroom Three 6'3" x 7'10" (1.91 x 2.40)

Bedroom three is a rear aspect single bedroom with double glazed window, fitted cupboards, fitted carpet and radiator.

Bathroom 6'1" x 5'7" (1.87 x 1.72)

The bathroom has an over bath shower, w.c, basin, heated towel rail, part tiled walls, frosted double glazed window bringing in natural light and laminate flooring.

Garage 8'9" x 17'1" (2.68 x 5.23)

The garage has an electric door, space for a dryer and freestanding fridge freezer and fitted shelving.

Outside

To the front of the property there is a driveway that can park two cars and access to the garage, there is a low maintenance front garden with artificial grass and well established trees. The rear garden is enclosed and has access via a side gate or via the side door from the garage, it also low maintenance with artificial grass, decking area with pergola above and space for a shed.

Services

The property is serviced by mains gas, electric, water and drains are connected.

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.

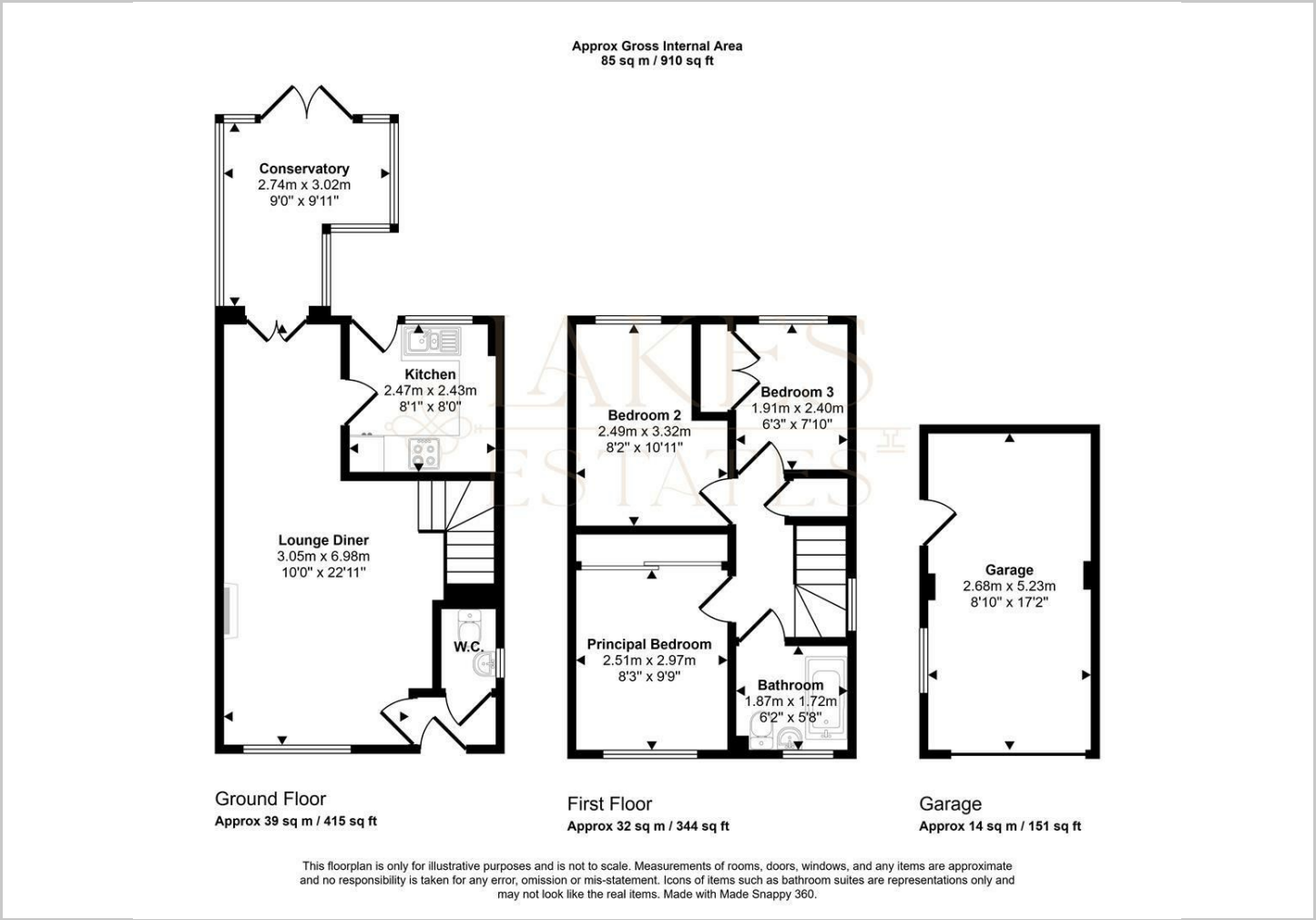
Directions

From Penrith town centre go through Sandgate turning right and then left at the mini-dual roundabout at Fell Lane. Take the first turning on the right into Brentfield Way follow this for approximately 1/2 a mile turning right into Oak Road. Take the first turning on the right, into the first of the Meadow Croft cul-de-sacs, and number 19 on the left.





Floor Plans



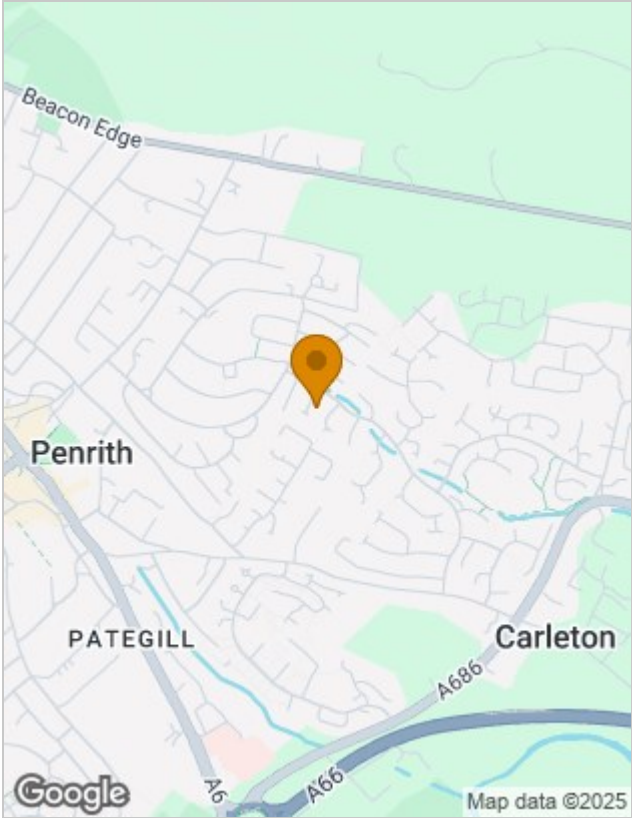
Viewing

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

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Location Map



Energy Performance Graph

