



Lyvennet, 48 Sand Croft, Penrith, CA11 8BB

Offers over £495,000





Lyvennet, 48 Sand Croft

Penrith, CA11 8BB

- Detached 3 Bed Bungalow
- Spacious Rooms Throughout
- Superb Location Close to Penrith Town Centre
- Beautifully Maintained Gardens
- Highly Desirable Location
- 2 Bathrooms (Including En-Suite Shower Room)
- Found in Excellent Condition
- Stunning Views to Across Penrith to the Fells
- Large Double Garage
- Offered For Sale with No Onward Chain

Nestled in the highly sought-after location of Sand Croft, Penrith and offered for sale with no onward chain this charming detached bungalow. The property presents an exceptional opportunity for prospective buyers. Spanning an impressive 1,793 square feet, the property boasts three well-proportioned bedrooms and two bathrooms, making it an ideal family home or a comfortable option for those seeking single-level living.

The bungalow is in excellent condition throughout, although it offers the potential for modernisation to suit your personal taste. The generous elevated corner plot provides breathtaking views across Penrith and towards the stunning Lake District fells, creating a picturesque backdrop for everyday living. The immaculately maintained gardens enhance the appeal of the property, offering excellent outdoor space.

In addition to the spacious interior, Lyvennet features two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings at home. A large double garage provides ample storage and parking for vehicles, complemented by a private driveway that accommodates two additional cars.

One of the standout features of this property is its proximity to Penrith Town Centre, which is just a five-minute walk away. This prime location ensures easy access to a variety of amenities, including shops, restaurants, and recreational facilities, making it a convenient choice.



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Entrance Vestibule

Front door leads into the entrance vestibule. There is an internal door giving access to the entrance hallway. Double glazed window to the front elevation. Tiled flooring. Radiator.

Entrance Hallway

The entrance hallway has doors off to the accommodation. There are two large storage cupboards. Fitted carpet. Radiator. Ceiling hatch giving access to the loft space which is partially boarded and has a drop down ladder.

Lounge

18'8" x 18'9" (5.69 x 5.73)

A spacious lounge, perfect for family recreation. There is a double glazed bay window to the front elevation and a double glazed window to the side elevation providing stunning far reaching views to the distant Lake District fells. Fitted carpet. Radiator. Gas fire with a hearth, surround and mantle. French doors give access to the dining area of the dining kitchen.

Kitchen Dining Room

21'4" x 11'8" (6.51 x 3.57)

To one end is the kitchen which has a range of fitted wall and base units with complementing worksurfaces, tiled splashbacks and a sink drainer unit. There is a double glazed window to the rear elevation overlooking the garden. At the other end is the dining area which has sliding French doors leading out to the rear garden patio. there is fitted carpet and a radiator. This is a fantastic space for hosting guests.

Utility Room

5'8" x 7'11" (1.73 x 2.43)

A useful space with fitted base unit and complementing worksurface. There is a sink drainer unit and plumbing for a washing machine and dryer. There is a door to the rear garden. Tiled flooring. Radiator.

Bedroom One

14'3" x 11'6" (4.35 x 3.51)

A large double bedroom with double glazed window to the side elevation. There is fitted carpet and a radiator. Door giving access to the en-suite.



En-Suite Shower Room

6'2" x 4'10" (1.90 x 1.48)

Has a fitted three-piece suite comprising, shower enclosure containing an electric shower unit, low level w/c and a sink unit. There is a double glazed window to the side elevation with opaque glass. Radiator. Fitted carpet and tiled walls.

Bedroom Two

12'9" x 10'5" (3.91 x 3.20)

A large double bedroom with double glazed window to the front elevation. There is fitted carpet and a radiator. There are a range of fitted bedroom furnishings including wardrobes and a dresser unit.

Bathroom

6'4" x 11'7" (1.94 x 3.55)

Has a fitted three-piece suite comprising, panelled bath, low level w/c and a sink unit. There is a double glazed window to the rear elevation with opaque glass. Radiator. Fitted carpet and tiled walls.

Bedroom Three

9'3" x 10'4" (2.82 x 3.17)

A spacious double bedroom with double glazed window to the front elevation. There is fitted carpet and a radiator. There is also a spacious built in storage cupboard.

Garage

20'4" x 19'11" (6.20 x 6.08)

A huge double garage, capable of housing vehicles. There are two up and over doors to the front and a double glazed window and pedestrian door giving access to the rear garden. There is also power, lighting and water with a tap located near the front up and over door.

Outside

The property occupies a generous sized plot and has boundary walls and fencing. There are well maintained lawns to the front, side and rear with defined borders. The outside space provides a fantastic vantage point for views across Penrith town to the distant Lake District fells. There is a large patio to the rear providing a low maintenance element. There is also a double driveway providing private parking for 2 vehicles.

Services

Mains gas, electricity, water and drainage are connected but have not been tested by Lakes Estates.

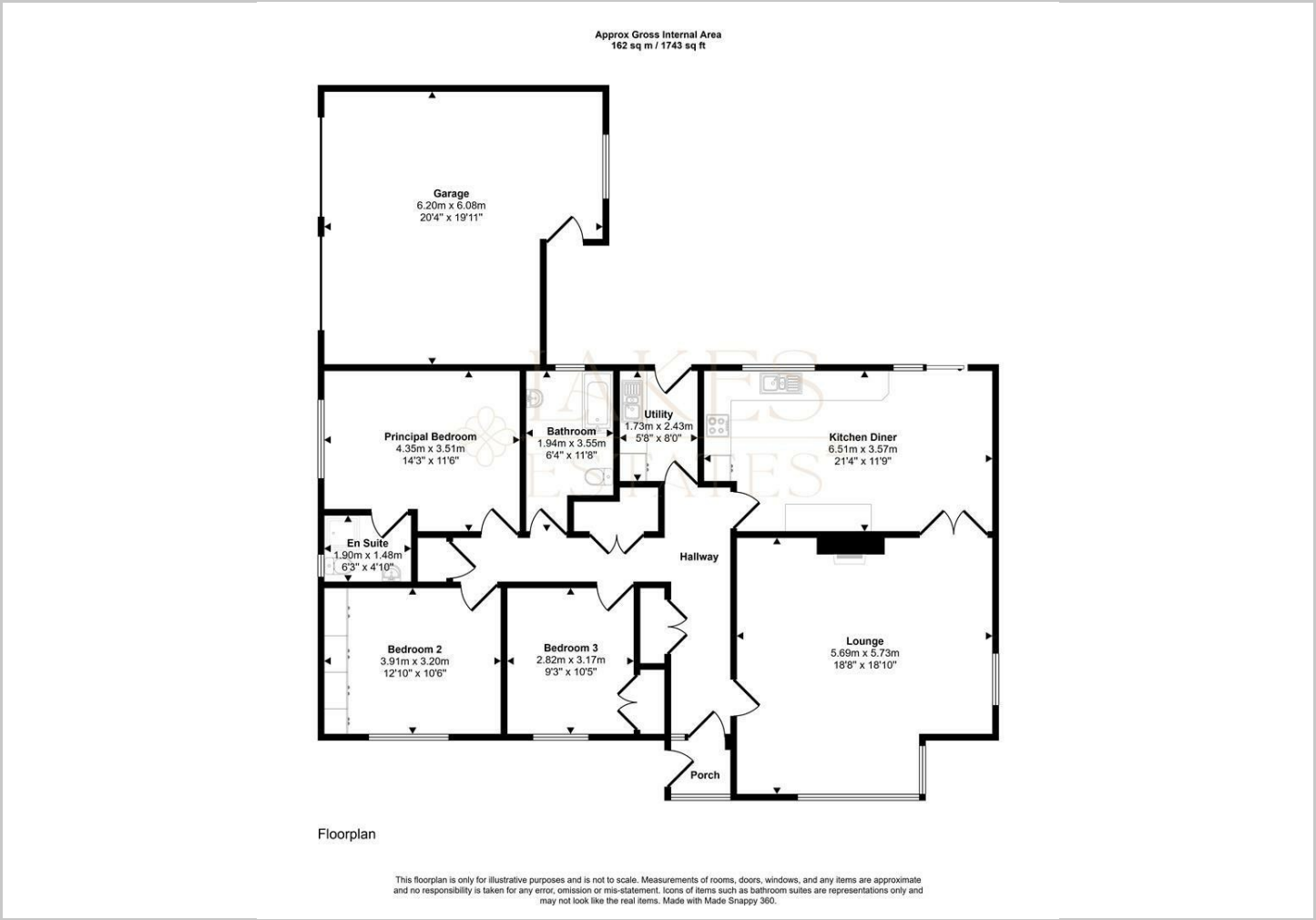
Directions

From the M6, Junction 40, North bound, take the fourth exit onto the A66. Proceed to Kemplay Bank roundabout and take the first exit onto the A6 / Victoria Road. Continue through two sets of traffic lights and turn right onto Old London Road / Friargate. Bear left on Friargate and at the T-Junction turn left onto Benson Row. At the roundabout turn right onto Fell Lane. Turn left onto Sand Croft and follow the road round turning right. Number 48 is on the right-hand side and can be identified by a Lakes Estates For Sale sign.





Floor Plans



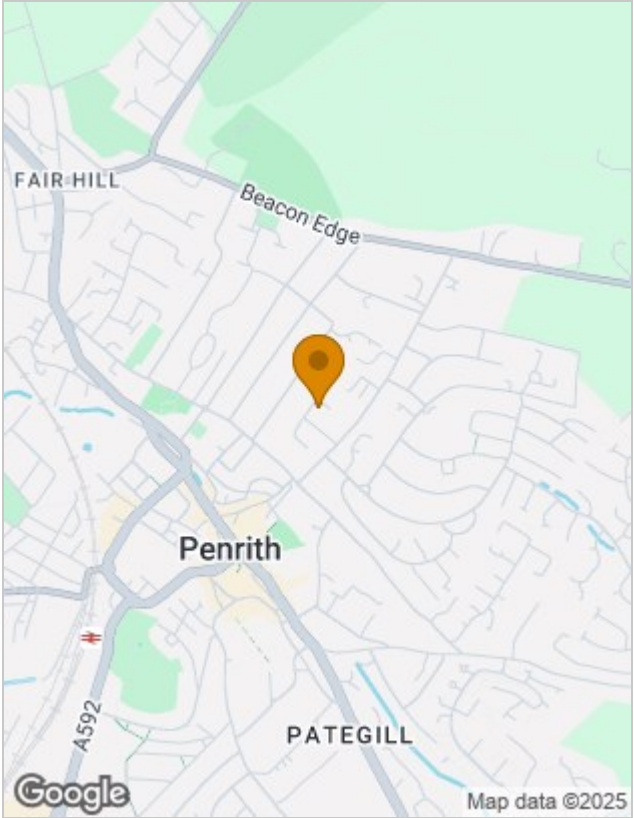
Viewing

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

