Calthwaite

£300,000

13 Laikin View, Calthwaite, Penrith, CA11 9QW

Tucked away in a quiet cul-de-sac within the ever-popular village of Calthwaite, this lovely three-bedroom detached home offers an ideal setting for family life, with a generous rear garden and open views to the fields beyond. The home is approached via a block-paved driveway providing parking for one vehicle, with further scope to create additional parking by incorporating the side lawned garden if required. The integral garage, complete with power and lighting offers excellent storage for bikes, pushchairs and outdoor equipment, or presents the potential for conversion, subject to the necessary planning consents.

Stepping inside, the ground floor is well laid out with families in mind. The welcoming hallway benefits from a useful storage cupboard and a downstairs WC, perfect for busy mornings. The kitchen is a practical and sociable space, with room for a freestanding fridge freezer and washing machine, as well as space for a dining table - ideal for family meals and homework time. To the rear, the lounge enjoys a lovely outlook over the garden, with French doors opening directly outside, creating a bright and comfortable space for relaxing together or entertaining friends.

3 | 2 | 1 | D | *Ultrafast available* | *Driveway & garage*

Quick Overview

3 Bedroom detached house

Kitchen/ Diner

Quiet cul-de-sac

Open outlook to the rear

Highly regarded Nursery and School

Located mid-way between Penrith and Carlilsle

Wonderful village community

Generous plot

Driveway and integral garage

Ultrafast broadband available

Property Reference: P0512

Kitchen/ Dining Room

Living Room

Living Room

Landing

Venture upstairs to find 3 well-proportioned bedrooms and family bathroom. A beautiful feature arched window fills the landing with natural light. Bedroom 1 enjoys peaceful rear-facing views, fitted wardrobes with the added benefit of an En-suite shower room. Bedroom 2 is positioned at the front of the property and boasts fitted wardrobes with ample space for a double bed. Bedroom 3 overlooks the rear garden and neighbouring fields which currently is an ideal child's bedroom, but could also be used as a home office.

Outside, the property sits on a lovely plot, with a lawned rear garden providing plenty of space for children to play, family barbecues or simply enjoying the outdoors. Backing onto open fields, the garden offers a wonderful sense of space and privacy. From the rear, it is easy to appreciate the future potential this home offers, including scope to extend, subject to the necessary permissions - making it a home that can truly grow with your family.

Calthwaite itself is a thriving and welcoming village community, offering a village church, pub, restaurant and a highly regarded nursery and primary school, all contributing to its strong appeal for families. It is no surprise that Calthwaite remains such a popular choice for those seeking village life with a real sense of community. This is a fantastic opportunity to purchase a family home in a sought-after location where you can put down roots and enjoy for years to come.

Accommodation with approx. dimensions

Ground Floor

Entrance Hall

Kitchen/ Diner
11' 7" x 9' 7" (3.53m x 2.92m)

Living Room
11' 11" x 13' 9" (3.63m x 4.19m)

Downstairs WC

First Floor

Bedroom One
9' 9" x 11' 5" (2.97m x 3.48m)

En- suite

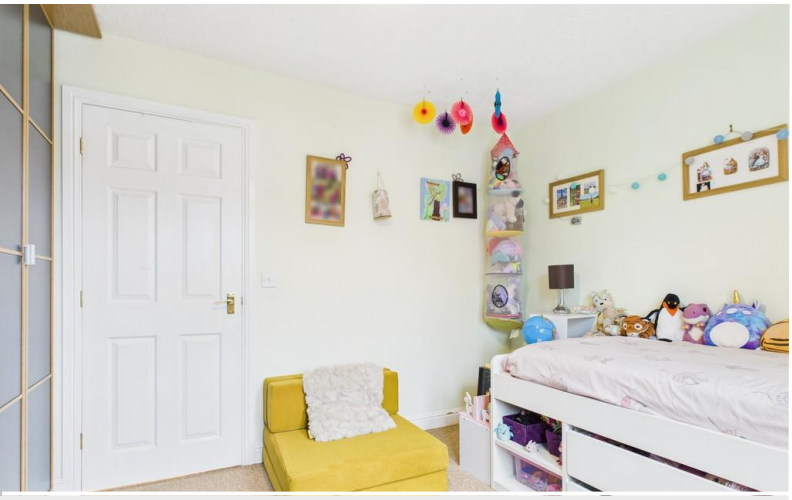
Bedroom 2
11' 5" x 9' 7" (3.48m x 2.92m)

Bedroom 3
8' 10" x 6' 9" (2.69m x 2.06m)

Bedroom One

En-suite

Bedroom Two



Bedroom Two

Bedroom Three

Bathroom

Bathroom

Property Information

Tenure
Freehold

Right of Way
Number 12 has a right of way over the driveway

Council Tax
Band D
Westmorland and Furness Council

Services & Utilities
Mains electricity, mains water and mains drainage, oil fired central heating

EPC
Band D, The full Energy Performance Certificate is available on our website and also at any of our offices

Broadband Speed
Ultrafast

Directions
From Penrith head south-east on Corn market/ A592 towards Great Dockray. At the roundabout, take the 2nd exit onto Cromwell Road/ A592. At the roundabout, take the 1st exit onto Norfolk Road/ B5288. Union Terrace is located a short distance along this road on the right hand side

What3words Location
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Viewings
By appointment with Hackney and Leigh's Penrith office

Price
£300,000

Anti-Money Laundering
Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. VAT) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. VAT).

Rear Garden

Rear Garden

Rear Aspect

View

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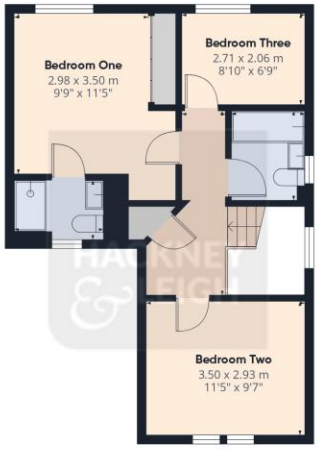
"Double Click Text To Insert Floor Plan"

Floor 0



Floor 1

Approximate total area(1)

72.6 m²

782 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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