

40  
YEARS  
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HACKNEY  
& LEIGH



## Offers over £350,000

7 Parklands View, Penrith, CA11 8TE

A spacious, recently refurbished and well presented detached two bedroom bungalow conveniently located on a popular residential estate under 1.5 miles from Penrith town centre with views to Blencathra. Internal viewing is recommended.

### Quick Overview

Recently refurbished detached bungalow

Under 1.5 miles from Penrith town centre

Popular residential location

Elevated position with views to Blencathra

Two bedrooms

Living room, fitted dining kitchen and conservatory

Front and rear landscaped gardens

On site parking and detached garage

Property Reference: P0121



2



1



2



C



Broadband



Garage



Living Room



Living Room



Kitchen



Kitchen

A spacious, recently refurbished and well presented detached two bedroom bungalow conveniently located on a popular residential estate under 1.5 miles from Penrith town centre with views to Blencathra. Internal viewing is recommended.

### Accommodation

#### Ground Floor:

#### Entrance Vestibule

With radiator.

#### Entrance Hall

With radiator, loft access, airing cupboard.

#### Living Room 19' 7" x 13' 1" (5.97m x 3.99m)

With feature gas stove on granite hearth, timber mantle, two radiators.

#### Dining Kitchen 16' x 10' 5" (4.88m x 3.18m)

With shaker style fitted base and wall units, pelmet lighting, sink unit with mixer tap, integrated oven, grill, hob, canopied extractor unit, dishwasher, fridge / freezer, washing machine, recessed ceiling spotlights, radiator.

#### Conservatory 10' 7" x 9' 7" (3.23m x 2.92m)

With electric heater.

#### Bedroom One 13' 6" x 10' 10" (4.11m x 3.3m)

Rear double bedroom with radiator, built in cupboards.

#### Bedroom Two 9' 11" x 9' 3" (3.02m x 2.82m)

Front double bedroom with radiator, built in wardrobe, built in cupboard housing boiler.

#### Bathroom

With WC, vanity wash hand basin, panelled bath with shower over, heated towel rail, recessed ceiling spotlights, extractor fan.

#### Outside:

Front block paved driveway, front lawn with stock and shrubbed borders, gated pedestrian access to both sides, rear landscaped garden including lawn, patio area, terraced stock and shrubbed borders, Summerhouse, shed, under conservatory storage.

#### Garage

With electric light and power and water tap.



Living Room



Conservatory



Bedroom One



Bedroom One



Bedroom Two



Bathroom

### Services

Mains water, electricity, gas and drainage. Solar roof panels installed for hot water.

### Tenure

Freehold.

### Council Tax

Band D.

### Energy Performance Certificate

The full energy performance certificate is available on our website and also at any of our offices.

### Directions

From Penrith town centre proceed east along King Street onto Victoria Road. At the traffic lights turn left and proceed along Carleton Road and after half a mile turn left onto Oak Road then continue straight across the mini roundabout. Turn right onto The Parklands and continue onto Carleton Meadows then turn left onto Parklands View. The bungalow is located on the left hand side.

### Viewings

By appointment with Hackney & Leigh's Penrith office.

### Price

Offers over £350,000.



Rear Elevation



Garden



Summerhouse



Rear Elevation

Request a Viewing Online or Call 01768 593593

# Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team  
Call **01768 593593** or request online.



Need help with **conveyancing**? Call us on: **01539 792032**



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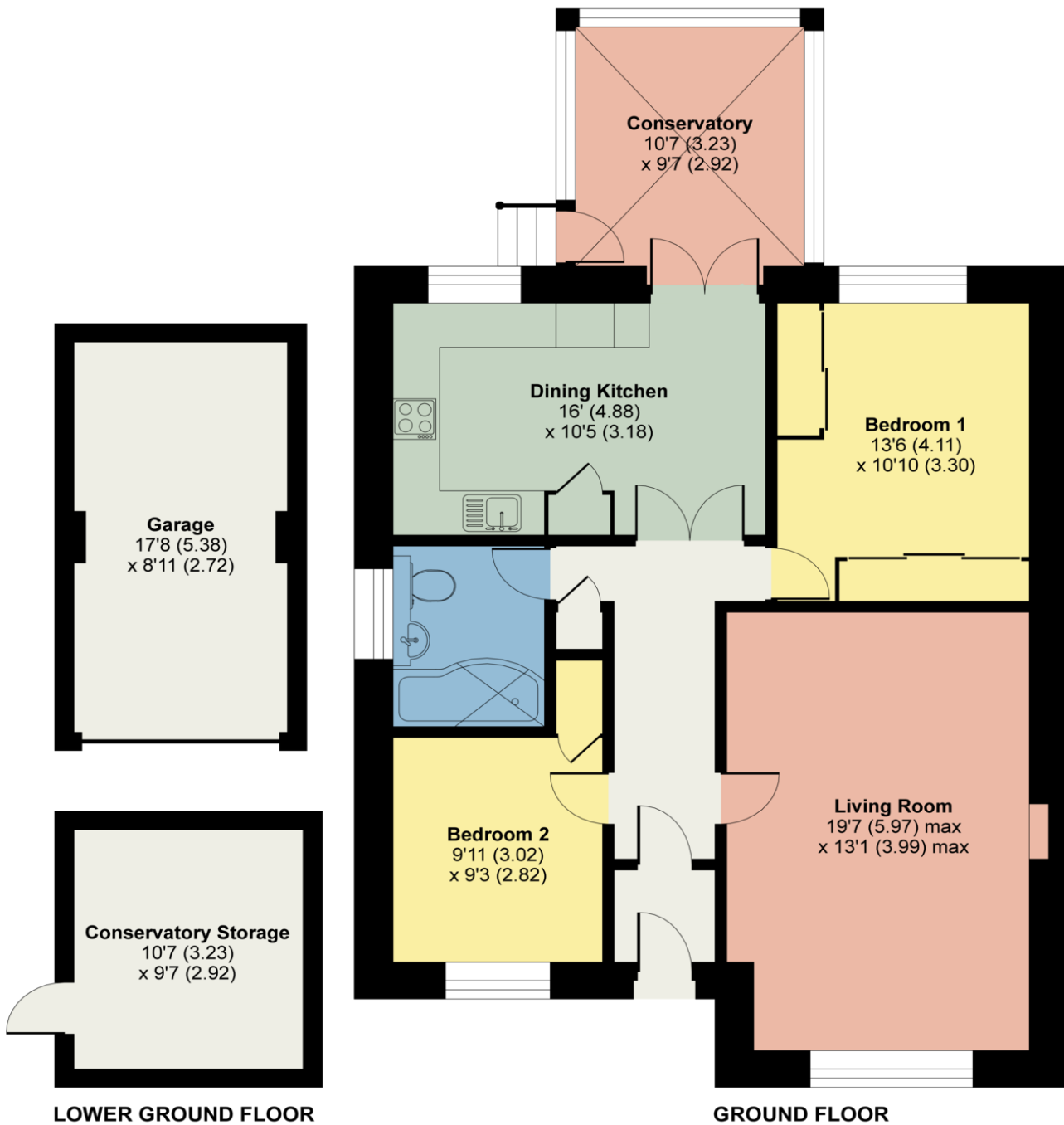
# Parklands View, Penrith, CA11 8TE

Approximate Area = 1093 sq ft / 101.5 sq m

Garage = 161 sq ft / 15 sq m

Total = 1254 sq ft / 116.5 sq m

For identification only - Not to scale



LOWER GROUND FLOOR

GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2022. Produced for Hackney & Leigh. REF: 888036

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Request a Viewing Online or Call 01768 593593