



44 Carleton Meadows, Penrith, CA11 8UR

Guide price £365,000





# 44 Carleton Meadows

Penrith, CA11 8UR

- Modern Detached 5 Bed Family Home
- New / Upgraded Kitchen & Utility Suits
- Garage & Driveway Parking
- Highly Desirable Residential Location
- Close to Schools & Amenities
- Found in Excellent Condition Throughout
- Bathroom & Ensuite Shower Room
- Well Maintained, South East Facing Rear Garden
- Short Walk to the Town Centre
- Excellent Transport Links

44 Carleton Meadows is a beautifully maintained 5 bed detached family home, with an enviable position overlooking the green. The property is highly efficient and has been recently upgraded by the current owners with a new, modern kitchen & utility suite. The area is highly desirable and located to the edge of Penrith town with convenient access to amenities and the town centre.

Externally the property occupies a South East facing plot with a well maintained rear garden which has a lovely paved patio and garden laid to lawn with plants and trees. To the front is a block paved driveway providing ample parking space, integral garage and a front garden laid to lawn.



### Entrance Hall

Composite front door leading into the entrance hallway. Solid wood flooring throughout. Stairs off to the first floor, internal doors to the ground floor accommodation. Understairs storage cupboard. Radiator.

### Lounge

15'1" x 10'8" (4.61 x 3.26)

A spacious lounge which is bright and airy. There is a uPVC double glazed window to the front elevation overlooking the green. Radiator. Solid wooden flooring.

### Kitchen Diner

21'2" x 9'10" (6.47 x 3)

The heart of the home is this modern kitchen diner which was recently installed by the current owners. There are a range of fitted wall and base units with complementing quartz worksurfaces and a sink drainer unit; there is dedicated space for a fridge-freezer. There are a range of integrated appliances including a dishwasher, single oven, built-in microwave, and a hob with extractor hood over. Solid wooden flooring throughout. Dining area with ample space for dining furniture. French uPVC doors leading to the rear garden. Radiator. uPVC double glazed window to the rear elevation overlooking the garden

### Utility

A useful modern utility room also upgraded by the current owners. There is a base unit with quartz worksurface over and two wall units, one housing the combi boiler. Plumbing for a washing machine and space for a tumble dryer. Solid wooden flooring. Door leading to the rear garden and internal door to the ground floor w.c. The ground floor w.c. comprises a low level toilet and sink unit. There is a uPVC double glazed window with opaque glass.

### Stairs / Landing

Stairs from the entrance hallway leading up to the first floor landing. Fitted carpet. Radiator. Ceiling hatch leading to the loft. Airing cupboard.

### Bedroom One

13'5" x 10'8" (4.09 x 3.26)

A spacious double bedroom which has a uPVC double glazed window to the front elevation. Fitted carpet. Radiator.

### Ensuite

An attractive en-suite shower room which comprises: shower cubicle containing a mains shower unit, low level toilet and sink unit. uPVC double glazed window with opaque glass. Radiator.

### Bedroom Two

11'3" x 10'7" (3.45 x 3.24)

A spacious double bedroom which has a uPVC double glazed window to the front elevation. Fitted carpet. Radiator.

### Bedroom Three

11'9" x 10'0" (3.59 x 3.05)

A spacious double bedroom which has a uPVC double glazed window to the rear elevation. Fitted carpet. Radiator.





## Directions

The property is found in the new Carleton area on the edge of Penrith. Head up Carleton Hill road and turn left onto the new estate. Continue along primrose drive and then onto Carleton Meadows. The property is on the right hand side opposite the green and can be identified by a Lakes Estates 'For Sale' sign.

### Bedroom Four

10'2" x 9'2" (3.12 x 2.81)

A spacious double bedroom which has a uPVC double glazed window to the rear elevation. Fitted carpet. Radiator. There are fitted wall units.

### Bedroom Five

7'1" x 6'11" (2.18 x 2.13)

A single bedroom / first floor study or office. This room offers versatile space. There is a uPVC double glazed window to the rear elevation. Fitted carpet. Radiator.

### Bathroom

An excellent sized family bathroom which comprises: panelled bath with shower attachment, low level toilet and a sink unit. Part tiled walls. Radiator. uPVC double glazed window with opaque glass.

### Outside

To the front is a block paved driveway providing private parking spaces. There is a front garden laid to lawn with fencing. To the rear is an attractive south east facing garden which has a paved patio area and a garden laid to lawn with defined borders and a range of flowers, plants and trees.

### Services & Additional Information

The property is served by mains gas, electricity, water and drainage. Fibre optic broadband available. Our clients purchased the freehold. There is an annual estate/green maintenance fee, approximately £270 per annum (paid up to 1 January 2027).

### 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.

Anti-Money Laundering (AML) Checks;

When your offer is accepted, we're legally required to verify your identity. This is carried out by a third-party company at the following costs:

Buying in personal name: £40 (inc. VAT)

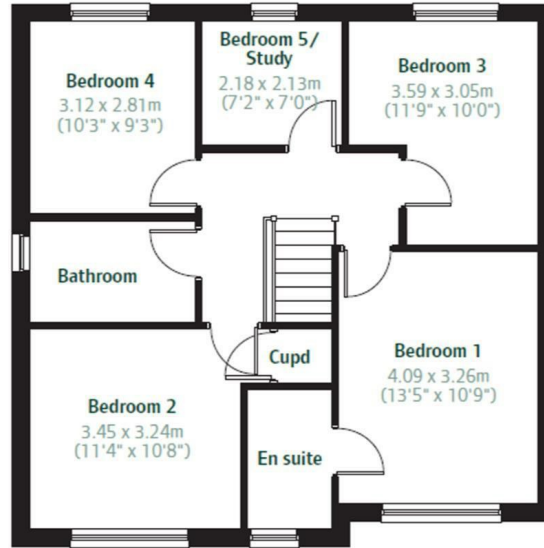
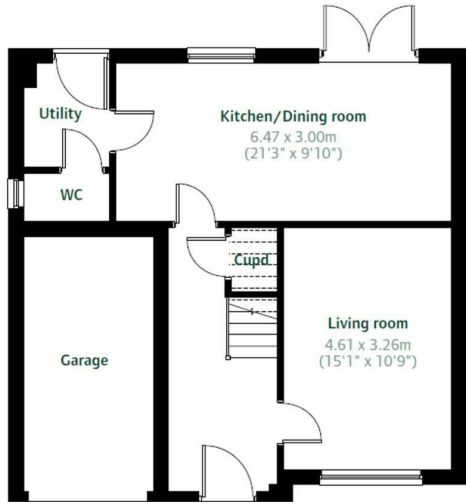
Company purchase: £120 (inc. VAT)

These fees are non-refundable, and the purchase cannot proceed until checks are complete.

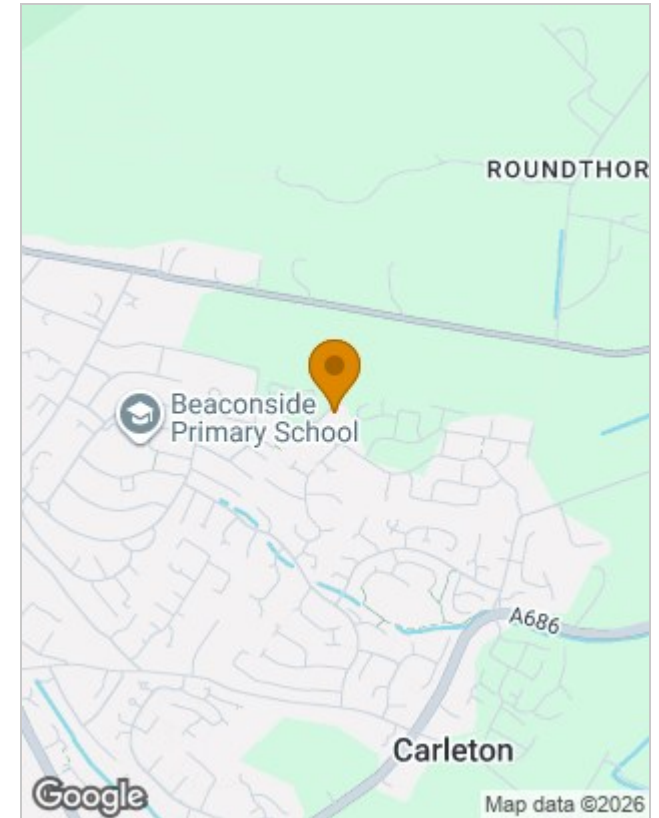




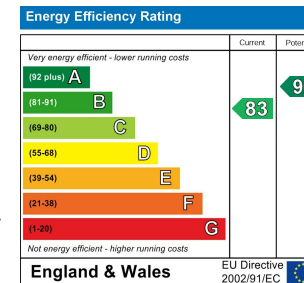
## Floor Plans



## 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.