



15 West Lane, Shap, CA10 3LT.

Guide Price £196,000

**PFK**

# 15 West Lane

Shap, Penrith

15 West Lane is a well-proportioned, end terraced house situated within this popular residential area.

Internally the property benefits from an entrance hallway, a bright, dual aspect lounge with windows to front and rear, a well fitted kitchen with separate utility area leading to the garage/workshop, two double bedrooms, a single bedroom and a shower room. Externally a block paved driveway to the front and side of the property provides generous off road parking and access to a large garage/workshop. There is an easy to maintain front garden and further enclosed, lawned, terraced garden with patio to the rear.

Note: we understand the property has a Section 157 local occupancy restriction. Section 157 properties are restricted to use as a principal residence and not as a second or holiday home.

- Tenure: Freehold
- Council Tax Band: A
- EPC: D

Directions:

15 West Lane can be located with the postcode CA10 3LT or alternatively by using What3Words to get to the property: [///mastering.assembles.perfumes](https://www.what3words.com/#!/en/15-west-lane-shap-penrith)





## 15 West Lane

Shap, Penrith

Acknowledged as the "Gateway to the Eastern Lakes", Shap is conveniently located on the A6 between the market towns of Penrith (10 miles) and Kendal (17 miles). For those wishing to commute there is easy access to the M6 (junction 39) and there is a main line railway station in Penrith. The Lake District National Park is also within easy reach.

### Accommodation

#### Ground Floor

##### Entrance Hall

Approached through a double glazed entrance door and providing access to the first floor accommodation. Door to:

##### Kitchen

8' 9" x 7' 8" (2.67m x 2.34m)

Fitted with a range of wall, base and drawer units with single drainer, stainless steel sink unit and integrated oven and hob. Double glazed window, under stair storage cupboard and door providing access into:

##### Utility Room

Providing recess for fridge freezer, dryer and washing machine. Door giving access to the rear and further door providing integral access into the garage/workshop.



## Lounge/Dining Room

11' 5" x 20' 9" (3.48m x 6.32m)

A dual aspect reception room with windows to the front & rear elevations. Fitted fireplace housing electric fire and two radiators.

## First Floor

## Landing

### Bedroom 1

12' 1" x 9' 11" (3.68m x 3.02m)

A good size, rear aspect bedroom with radiator and double glazed window overlooking the garden.

### Bedroom 2

8' 4" x 9' 9" (2.54m x 2.97m)

With radiator and double glazed window.

### Bedroom 3

8' 10" x 7' 9" (2.69m x 2.36m)

With radiator and double glazed window.

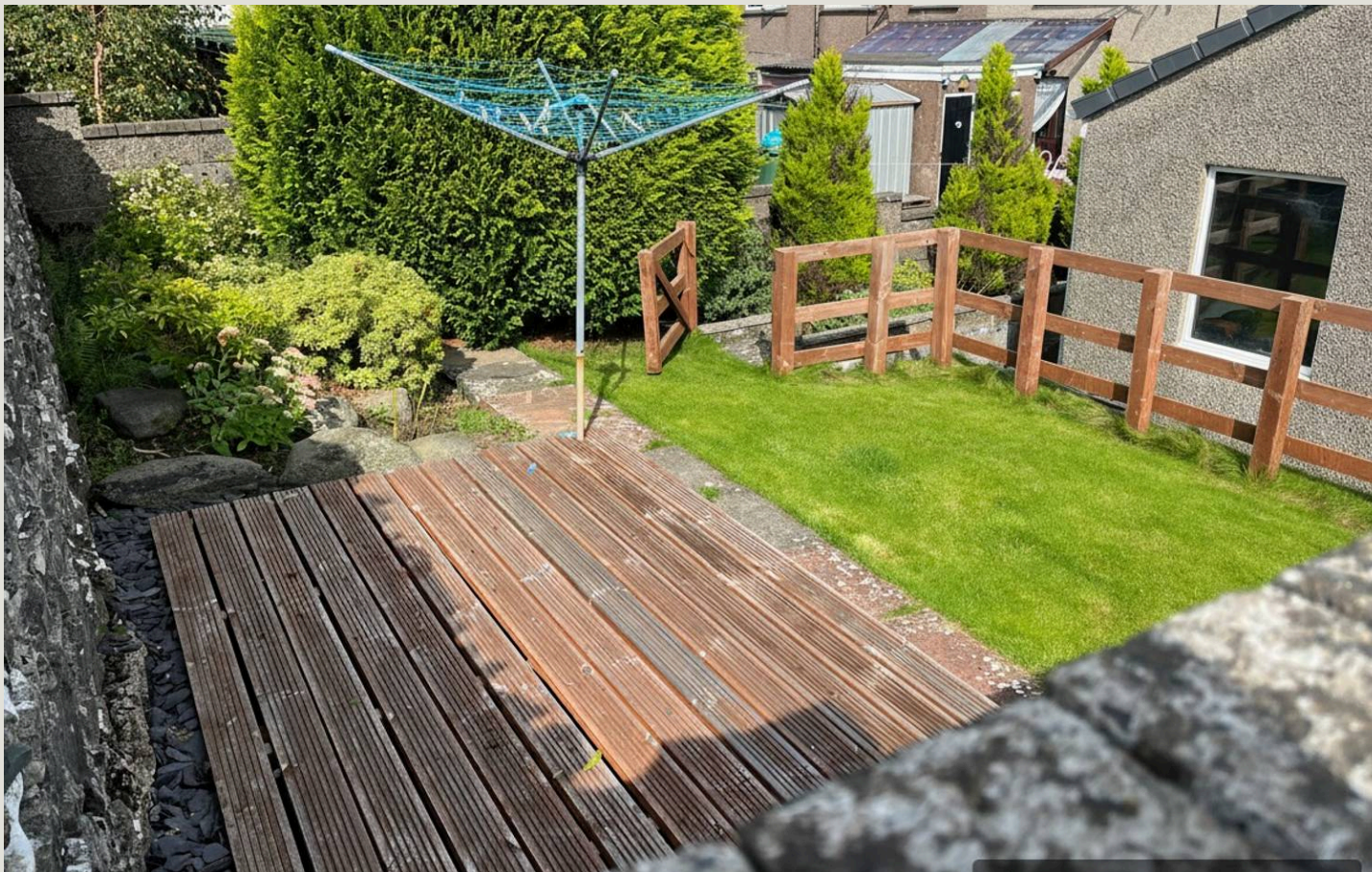
## Shower Room

Tiled shower room with double glazed window and three piece suite comprising shower unit, WC and vanity wash hand basin with cupboard beneath.

## Outside

**Front Garden:** To the front of the property is an easy to maintain garden with pathway to the front door. Vehicular driveway/parking area at the front and side of the house provides access to the garage/workshop.





**Rear Garden:** Rear raised terraced lawned garden area.

**Garage/Workshop:** A paved driveway provides off road parking and leads to a substantial garage/workshop, which is approached by a door to the front but can also be accessed internally via a door from the utility area.

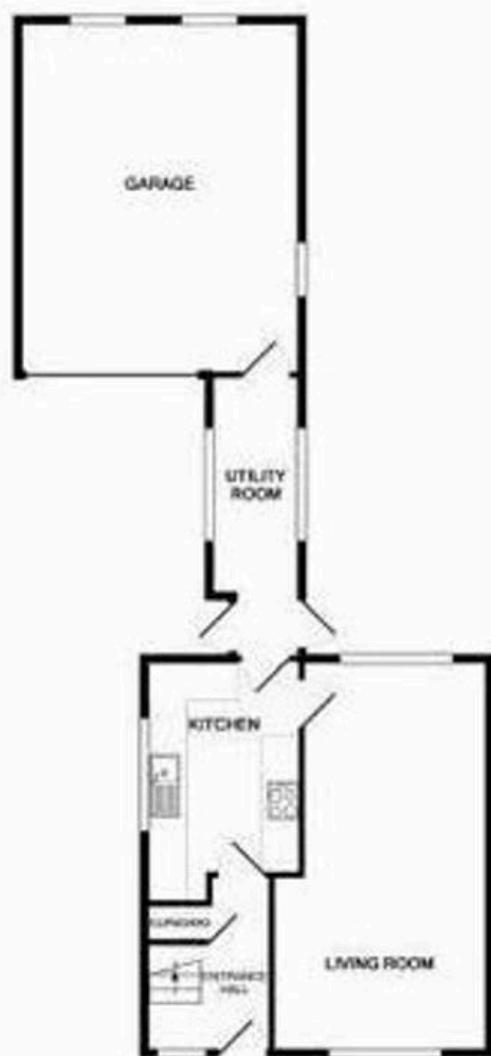
#### **ADDITIONAL INFORMATION**

**Services:** Mains electricity, water, gas and drainage. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

**Referrals & Other Payment:** PFK works with preferred providers for services relating to buying or selling property. These providers offer competitive pricing, but you are under no obligation to use them and are free to choose alternatives. If you do use these services, PFK may receive a referral fee as follows (all figures include VAT):

- Conveyancing (Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd): £120 to £210 per completed sale or purchase.
- Auction – If you decide to sell your property via Auction House Cumbria following our introduction, the average referral fee earned for 2025 was £2,398 and is dependent on the final sale price.
- Financial Services (Emma Harrison Financial Services): average referral fee of £221 in 2024 for arranging mortgages, insurance, and related products.
- EPC and Floorplans (M & G EPCs Ltd): £35 for EPC & Floorplan, £24 for EPC only, £6 for Floorplan only.
- Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50.





GROUND FLOOR  
APPROX FLOOR  
AREA 70'90 FT  
(87.1 SQ.M.)



1ST FLOOR  
APPROX FLOOR  
AREA 374 SQ.FT  
(44.7 SQ.M.)

TOTAL APPROX FLOOR AREA 1086 SQ.FT. (101.8 SQ.M.)

While every effort has been made to ensure the accuracy of the floor plan described here, measurements of areas, volumes, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as a guide to any prospective purchaser. The seller, agents and appraisers herein have reviewed said plan and do not guarantee as to their accuracy or efficiency. Call for plans.

Made with AutoCAD 12.0.1

# Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

**England, Scotland & Wales**

EU Directive  
2002/91/EC





## PFK Estate Agents

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