

38 Meadow Close, Lazonby, CA10 1BF



- **Handsome, Modern and Spacious Detached Family Home**
- **Popular and Well Serviced Eden Valley Village**
- **Living Room + Dining Kitchen**
- **Four Double Bedrooms, En-Suite Shower Room + House Bathroom**
- **Attractive and Securely Enclosed Rear Garden Benefiting from the Afternoon and Evening Sun**
- **uPVC Double Glazing + LPG Central Heating**
- **Off Road Parking + Integral Garage**
- **Tenure - Freehold. Council Tax Band - E. EPC -Rate D**

Price £390,000

In the charming village of Lazonby, Penrith, this delightful detached house on Meadow Close offers a perfect blend of comfort and space for family living. With four generously sized bedrooms, this property is ideal for those seeking a home that accommodates both relaxation and practicality.

Upon entering, you are greeted by an inviting hallway, open to the first floor, a large living room and a spacious dining kitchen, providing ample space and flexibility for entertaining guests or enjoying quiet family evenings.

There are four double bedrooms, serviced by a well-appointed en-suite shower room and a house bathroom, ensuring convenience for busy mornings and providing a private retreat for unwinding after a long day.

This comfortable and attractive family home also has off road parking for at least two cars, an integral garage and a delightful enclosed rear garden which enjoys a good level of privacy as well as the afternoon and evening sun.

Situated in a picturesque setting, the house benefits from the tranquillity of village life while remaining conveniently close to local amenities. Lazonby is known for its friendly community and beautiful surroundings, making it an excellent choice for families and individuals alike.

Location

From Penrith, head north on the A6 and drive to Plumpton. In the village of Plumpton, turn right, signposted to Lazonby onto the B6413. Follow the road for 3.7 miles, into Lazonby and drive down the hill. At the village hall, turn right into Scaur Lane. Take the second right turn into Meadow Close,

Amenities

Lazonby is a popular village in the delightful Eden Valley with its glorious open countryside. In the village there is an infant and junior school, church, village hall, 2 public houses, a Co-Op store and Post Office as well as an open-air swimming pool in the summer months. There is also a railway station on the Settle to Carlisle line. In the village of Kirkoswald, a further mile away, there is an infant/primary school, a church, a village shop/Post Office, a doctors surgery and 2 public houses. All main facilities are in Penrith, approximately 7 miles. Penrith, a popular market town on the edge of the Lake District National Park, having excellent transport links through the M6, A66, A6 and the main West coast railway line. There is a population of around 17,000 people and facilities include: infant, junior and secondary schools. There are 5 supermarkets and a good range of locally owned and national high street shops. Leisure facilities include: a leisure centre with; swimming pool, climbing wall, indoor bowling, badminton courts and a fitness centre as well as; golf, rugby and cricket clubs. There is also a 3 screen cinema and Penrith Playhouse. Penrith is known as the Gateway to the North Lakes and is conveniently situated for Ullswater and access to the fells as well as the beautiful Eden Valley, benefiting from the superb outdoor recreation opportunities.

Services

Mains water, drainage and electricity are connected to the property. Heating is by LPG via a Worcester condensing boiler.

Tenure

The property is freehold and the council tax is band E.

We understand that no commercial/agricultural vehicle, motor home, caravan, boat or trailer is permitted to be parked on the property or estate over night.

Viewing

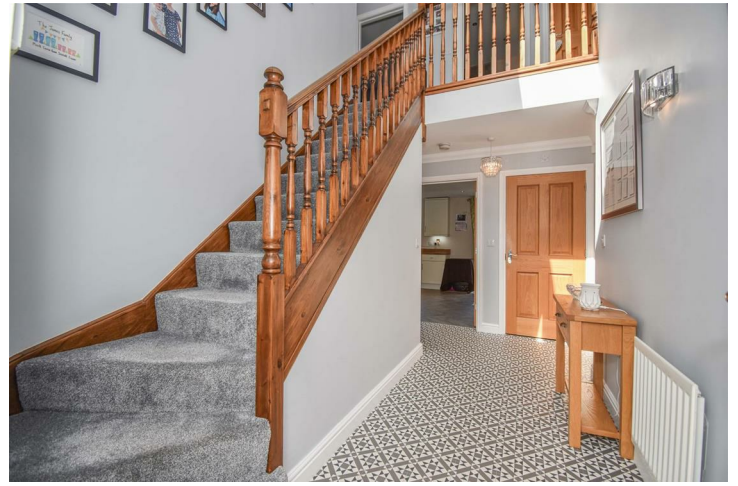
STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

Entrance

A composite security door opens to the;

Hallway

Stairs lead to the first floor with natural wood handrail and spindles and the hall is open to the second floor with a double glazed Velux roof light. There is a single radiator, and oak panel doors off.



Living Room 25'11 x 12'7 max (7.90m x 3.84m max)

An electric flame effect heater is set in a black stone hearth and back with an oak surround. uPVC double glazed windows face to the front and side with patio doors opening to the rear making this a light bright and airy room. There is a double radiator, a single radiator, a TV point, satellite lead and telecoms point.



Kitchen Dining Room 12'9 x 20'8 (3.89m x 6.30m)

The kitchen area is fitted with off-white cottage style wall and base units and a wood block effect work surface incorporating a stainless steel one and a half bowl single drainer sink with mixer tap. There is a built-in AEG electric double oven, ceramic hood with stainless steel splashback and a stainless steel extractor hood. There is an integrated dishwasher and fridge freezer and plumbing for washing machine.



There are recessed LED downlights to the ceiling, a double radiator and the uPVC double glazed window and patio doors open onto the rear garden.



Cloakroom

Fitted with a contemporary toilet and wash basin. The walls are part tiled and there is a single radiator and an extractor.



First Floor - Galleried Landing

A ceiling trap gives access to the insulated and part boarded loft space. There is a single radiator and a recessed airing cupboard which houses the pressurised hot water tank.

Oak panel doors lead off.

Bedroom One 11'7 x 12'7 (3.53m x 3.84m)

Having a single radiator, a TV aerial point and the uPVC double glazed window to the front. An oak panel door opens to the;



En-Suite 3'11 x 7'2 (1.19m x 2.18m)

Fitted with a contemporary toilet, wash basin and a large shower enclosure having a Mira mains fed shower over and tiles to three sides. The walls are part tiled, the ceiling has recessed LED downlights and an extractor fan and there is a shaver socket, a heated towel rail and a uPVC double glazed window.



Bedroom Two 13'2 x 8'11 (4.01m x 2.72m)

A uPVC double glazed dormer window faces to the front and there is a single radiator and a TV aerial point



Bedroom Three 9'10 x 10'9 (3.00m x 3.28m)

There is a single radiator, a TV aerial point and a uPVC double glazed window to the rear gives an open view across the rooftops of Lazonby to the surrounding countryside.



Bedroom Four 9'8 x 11'11 (2.95m x 3.63m)

There is a single radiator, a TV aerial point and a uPVC double glazed window to the rear gives an open view across the rooftops of Lazonby to the surrounding countryside.



House Bathroom 9'8 x 7'7 (2.95m x 2.31m)

Fitted with a contemporary toilet, wash basin, bath with mixer shower tap and a shower enclosure, tiled to two sides with a Mira mains fed shower over. There are recessed downlights to the ceiling and an extractor fan, the walls are part tiled and there is a shaver socket, a heated towel rail and a uPVC double glazed window to the rear.



Outside

To the front of the house is a double width block paved driveway allowing off-road parking and access to the;

Garage

Having an open and over vehicle door, light, power points and a water tap. A wall mounted Worcester condensing boiler provides the hot water via the pressurised hot water tank and central heating.

To one side of the drive, the garden is laid to lawn with a fruit tree to one corner.

A path with gate to the left-hand side of the house leads round to a lovely enclosed rear garden with a flagged patio area across the back of the house accessed from the living room and the kitchen patio doors and having an attractive gravel and shrub bed to one side. Steps lead down to a lower stone flagged patio with a raised gravel shrub bed around three sides and being open to a small lawn with fruit trees and a Laburnum tree.



The rear garden also enjoys a high-level of privacy as well as benefiting from the afternoon and evening sunlight.



Anti Money Laundering Requirements

In line with The Money Laundering, Terrorist Financing and Transfer of Funds (information on the Payer) Regulations 2017, as a regulated profession, we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. To do so the Credit Referencing Agencies may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.

A fee of (£24 inc VAT) per purchaser will be charged to cover the costs associated with fulfilling our obligations under the act. A link will be sent to your mobile to enable you to make the payment and thereafter the biometric check.

Referral Fees

WGH work with the following provider for arrangement of mortgage & other products/insurances, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them WGH will receive a referral fee :

Fisher Financial, Carlisle

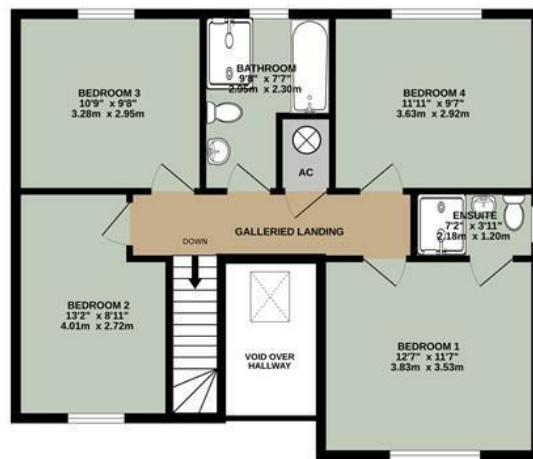
The Right Advice (Bulman Pollard) Carlisle

Average referral fee earned in 2024 was £253.00

GROUND FLOOR
814 sq.ft. (75.6 sq.m.) approx.

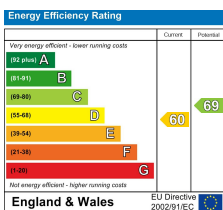


1ST FLOOR
693 sq.ft. (64.4 sq.m.) approx.



TOTAL FLOOR AREA: 1507 sq.ft. (140.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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