

PFK

Pinfold

Nicholson Lane | Penrith



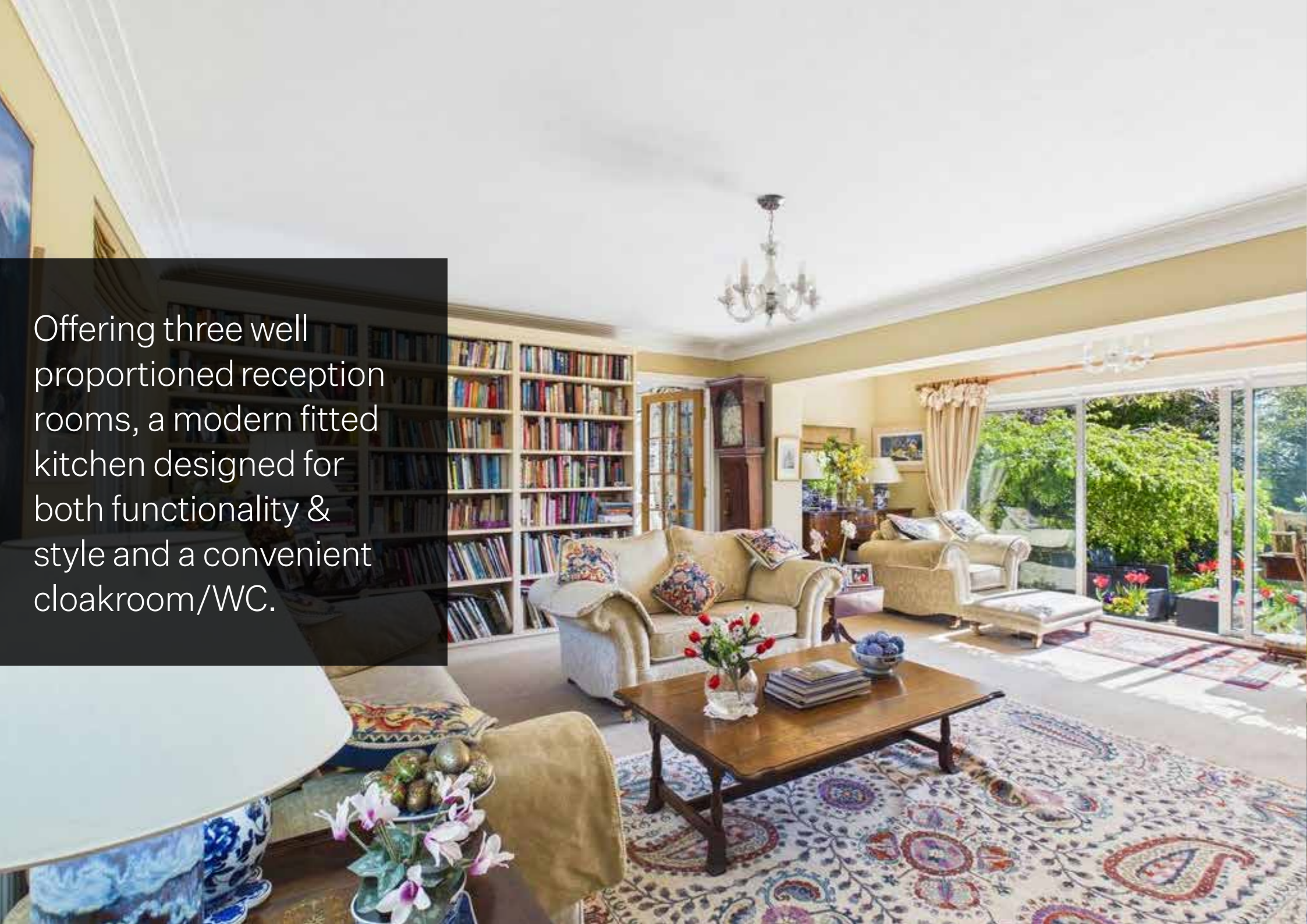
Situated on the desirable Nicholson Lane, just off Beacon Edge in one of Penrith's most sought-after residential areas, this beautifully presented four bedroom family home offers both space and versatility in an exceptional setting.

CA11 7UL

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Offering three well proportioned reception rooms, a modern fitted kitchen designed for both functionality & style and a convenient cloakroom/WC.





The standout master suite features a generous dressing and sitting area that flows seamlessly into the bedroom and provides direct access to a well-appointed en suite, creating a private and luxurious retreat.







Occupying a substantial elevated plot, the property enjoys breathtaking views towards the Lake District mountains, an outlook that truly defines the home. The gardens wrap around the property and are predominantly laid to lawn, complemented by mature hedging, trees and well stocked flowering borders.





Location

Nicholson Lane is a conveniently located and situated within a much sought after area, close to the town centre of Penrith. Penrith offers an excellent range of local shops, supermarkets, restaurants, public houses and cafes. There are also primary and secondary schools, main line railway station and numerous sports facilities, the M6 can be easily accessed at Junction 40 or 41 and the delights of the Lake District National Park are also close at hand.

EPC

D

Tenure

Freehold


Council Tax

Band F

Referrals and Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, 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 PFK will receive a referral fee : Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Pollard & Scott/Independent Mortgage Advisors – arrangement of mortgage & other products/insurances - average referral fee earned in 2023 was £222.00; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.

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