

40
YEARS
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HACKNEY
& LEIGH



Hackthorpe

10 Hackthorpe Gardens, Hackthorpe, Penrith, CA10 2HW

A most appealing modern detached four double bedroom house pleasantly situated on a private cul-de-sac in Hackthorpe village under five miles from Penrith and providing immaculately presented accommodation with delightful rural views.

Offers over £450,000

Quick Overview

Most appealing modern detached house

Pleasant cul-de-sac location in Hackthorpe village

Spacious and immaculately presented accommodation throughout

Delightful rural views

Four double bedrooms

Living room, dining room and study

Fitted dining kitchen with integrated appliances

Two en-suite shower rooms and main bathroom

Rear garden, driveway and double garage

Viewing highly recommended



4



3



3



D



Broadband



Double
Garage

Property Reference: P0139



Living Room



Dining Room



Kitchen



Study

A most appealing modern detached four double bedroom house pleasantly situated on a private cul-de-sac in Hackthorpe village under five miles from Penrith and providing immaculately presented accommodation with delightful rural views.

Accommodation

Ground Floor:

Entrance Hall

With feature stone wall, radiator, recessed ceiling spotlights.

Cloakroom

With WC, vanity wash hand basin, heated towel rail, recessed ceiling spotlights, extractor fan.

Living Room 17' 8" x 11' 5" (5.38m x 3.48m)

With gas fire, stone surround and hearth, oak engineered floor, radiator, sliding patio doors to rear.

Dining Room 14' 9" x 11' 1" (4.5m x 3.38m)

With oak engineered floor, radiator.

Dining Kitchen 15' 9" x 14' 8" (4.8m x 4.47m)

With Shaker style fitted base and wall units, island unit, oak work surfaces, pelmet lighting, Belfast sink with mixer tap, space for electric stove, canopied extractor unit, integrated fridge / freezer, wine cooler, dishwasher, microwave, radiator, pantry cupboard, sliding patio doors to rear.

Utility Room

With fitted base units, sink unit, plumbing for washer / dryer, heated towel rail, recessed ceiling spotlights, external door to side.

Study 8' 6" x 7' 0" (2.59m x 2.13m)

With radiator, recessed ceiling spotlights.

First Floor:

Landing

With two radiators, recessed ceiling spotlights, access to boarded loft, airing cupboard with radiator.

Bedroom One 16' 5" x 14' 8" (5m x 4.47m)

Rear double bedroom with oak engineered floor, radiator, two roof windows.

Ensuite

With WC, wash hand basin, vanity unit, large tiled shower cubicle, heated towel rail, recessed ceiling spotlights, extractor fan.

Bedroom Two 13' 1" x 10' 2" (3.99m x 3.1m)

Front double bedroom, oak engineered floor, radiator.

Ensuite

With WC, wash hand basin, vanity unit, large tiled shower cubicle, heated towel rail, recessed ceiling spotlights, extractor fan.



Living Room



Kitchen



Bedroom One



Bedroom Two



Bedroom Three



Bathroom

Bedroom Three 11' 7" x 9' 10" (3.53m x 3m)
Rear double bedroom, oak engineered floor, radiator.

Bedroom Four 11' 6" x 7' 5" (3.51m x 2.26m)
Front double bedroom, oak engineered floor, radiator.

Bathroom

With WC, wash hand basin, free standing bath with shower attachment, tiled walls and floor, heated towel rail, recessed ceiling spotlights, extractor fan.

Outside:

Front block paved driveway, steps to front door, stocked and shrubbed borders, gated pedestrian access to rear garden with lawn, paved patio, oil tank.

Double Garage 17' 10" x 17' 2" (5.44m x 5.23m)
With remote controlled electric up and over door, electric light and power, boiler.

Tenure

Freehold.

Council Tax

Band E.

Energy Performance Certificate

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

Services

Mains water, electricity and drainage. LPG gas to fire. Oil central heating to radiators.

Viewings

By appointment with Hackney & Leigh's Penrith office.

Directions

From Penrith town centre take the A6 to Kemplay Bank roundabout then take the third exit signposted to Eamont Bridge. Continue along the A6 through Eamont Bridge and Clifton until you reach Hackthorpe. Turn right immediately after the Lowther Castle public house and right again. Number ten is located on the left hand side.

Price

Offers over £450,000.



Bedroom One



Bedroom One



Garden



Garden

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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Approximate Area = 1670 sq ft / 155.1 sq m

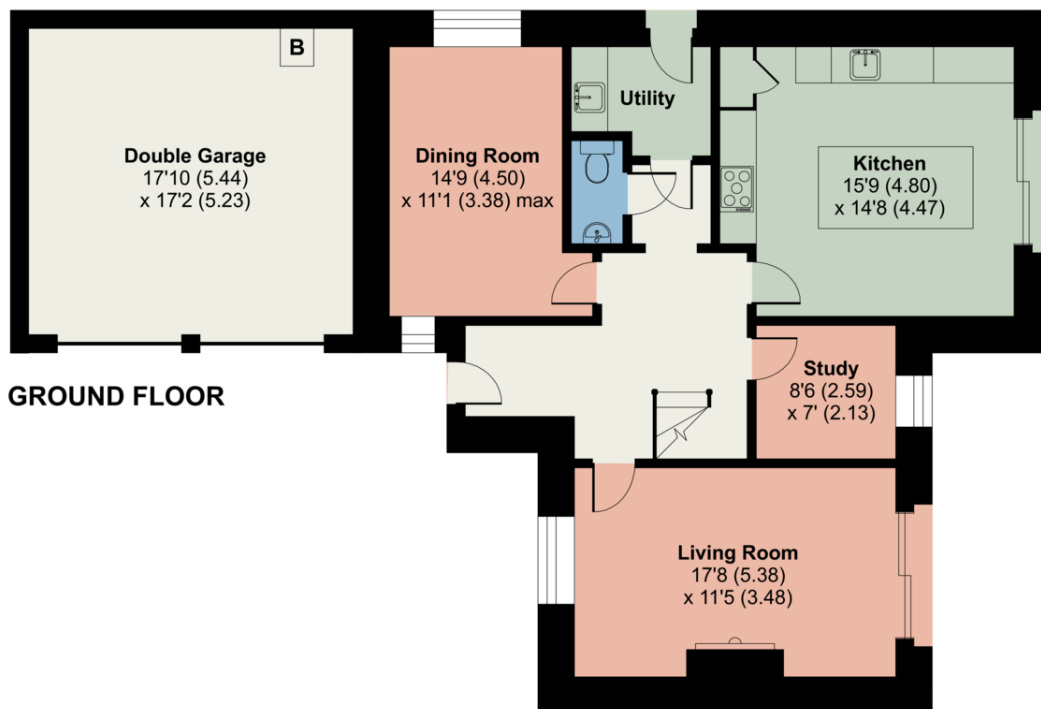
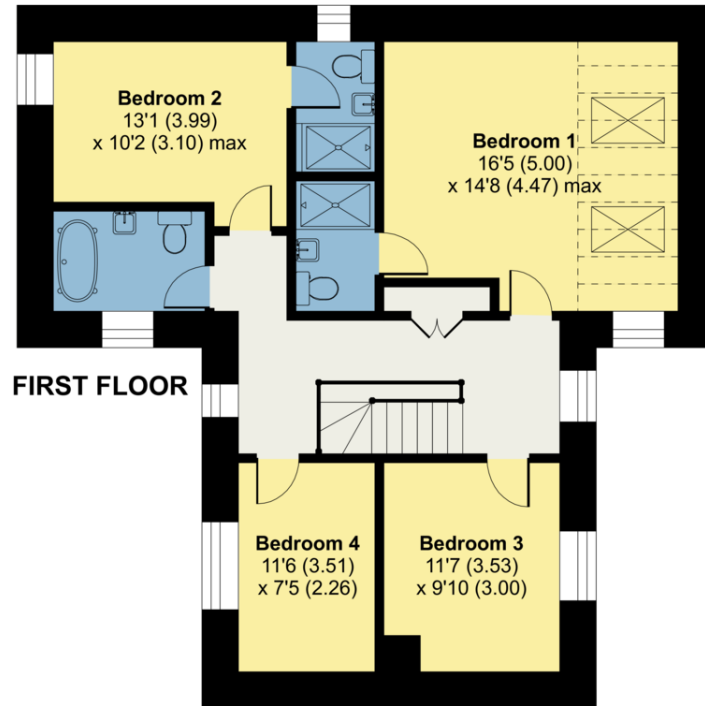
Limited Use Area(s) = 81 sq ft / 7.5 sq m

Garage = 300 sq ft / 27.9 sq m

Total = 2051 sq ft / 190.5 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Hackney & Leigh. REF: 924101

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