



Culgaith

Offers in the region of £280,000

4 Otters Holt, Culgaith, Penrith, CA10 1SG

A modern three bedroom semi-detached house pleasantly located on a private cul-de-sac within Culgaith village situated in the Eden Valley approximately eight miles from Penrith and close to the Lake District National Park.

Quick Overview

Modern semi-detached house
Pleasant cul-de-sac location in Culgaith village
Spacious and immaculately presented accommodation
Three bedrooms
Fitted dining kitchen with integrated appliances
Main bathroom and en-suite shower room
Front and rear gardens
Driveway and integral garage



3



2



1



C



Broadband



Garage

Property Reference: P0153



Living Room



Living Room



Dining Kitchen



Dining Kitchen

A modern three bedroom semi-detached house pleasantly located on a private cul-de-sac within Culgaith village situated in the Eden Valley approximately eight miles from Penrith and close to the Lake District National Park.

Accommodation

Ground Floor:

Entrance Hall

With wooden flooring, radiator.

Living Room 16' 8" x 11' 1" (5.08m x 3.38m)

With wooden flooring, integrated electric fire point, radiator.

Dining Kitchen 18' 2" x 9' 9" (5.54m x 2.97m)

With fitted base and wall units, sink unit, ceramic wall tiling, integrated appliances including double oven, hob, Bosch dishwasher, fridge / freezer, canopied extractor fan, two radiators, recessed ceiling spotlights, understairs storage, tiled floor, double doors to rear.

Utility Room

With fitted base units, sink unit, ceramic wall tiling, plumbing for washing machine, radiator, tiled floor, external door, access door to garage.

Cloakroom

With WC, wash hand basin, extractor fan, radiator, tiled floor.

First Floor:

Landing

With radiator, access to loft.

Bedroom One 13' x 11' 3" (3.96m x 3.43m)

Front double bedroom with radiator, built in wardrobe, storage cupboard.

Ensuite

With WC, vanity wash hand basin, quadrant shower, ceramic wall tiling, heated towel rail, extractor fan, recessed ceiling spotlights.

Bedroom Two 21' 10" x 8' 9" (6.65m x 2.67m)

Side double bedroom with walk in dormer window, two radiators, access to loft, built in wardrobe.

Bedroom Three 9' 11" x 7' 7" (3.02m x 2.31m)

Rear bedroom with radiator, built in wardrobe.

Bathroom

With WC, vanity wash hand basin, panelled bath with shower over, ceramic wall and floor tiling, heated towel rail, extractor fan.

Outside:

Front block paved driveway, lawned gardens, gated pedestrian access to rear, shed, oil tank, decked terrace, patio, landscaped garden.

Integral Garage 17' 8" x 8' 11" (5.38m x 2.72m)

With electric up and over door, electric light and power, boiler, access door to main house.

Tenure

Freehold.

Council Tax

Band C.

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. Oil central heating to radiators.

Viewings

By appointment with Hackney & Leigh's Penrith office.

Directions

Turn left off the A66 for Culgaith and Temple Sowerby. Follow the sign for Culgaith (B6412). Take the first left turn and Otters Holt is on the right hand side. Number four is located on the right hand side close to the entrance.

Price

£280,000 region.



Bedroom One



Bedroom Two



Bathroom



Garden

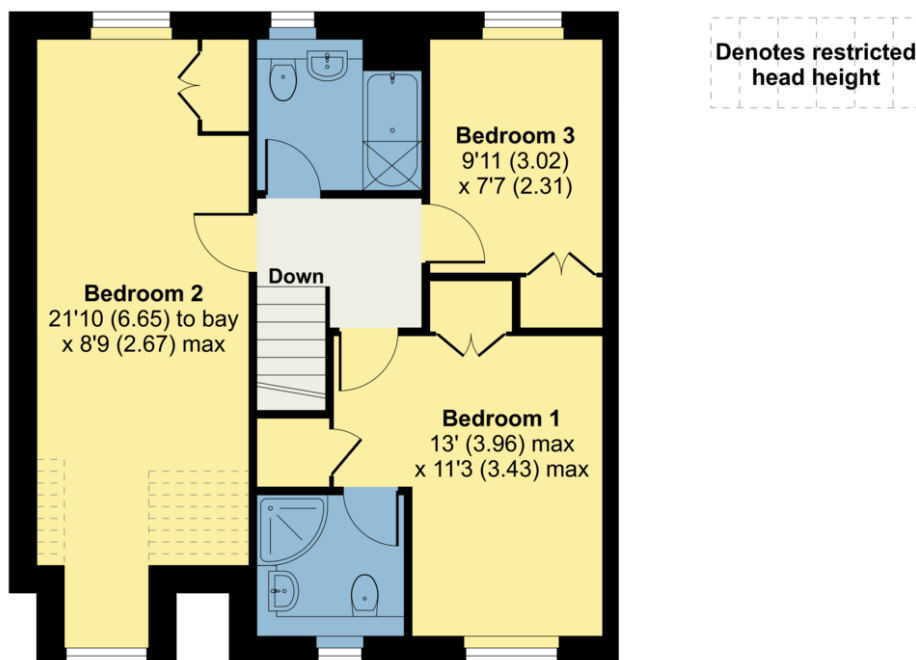
4 Otters Holt, Culgaith, Penrith, CA10 1SG

Approximate Area = 1249 sq ft / 116 sq m (includes garage)

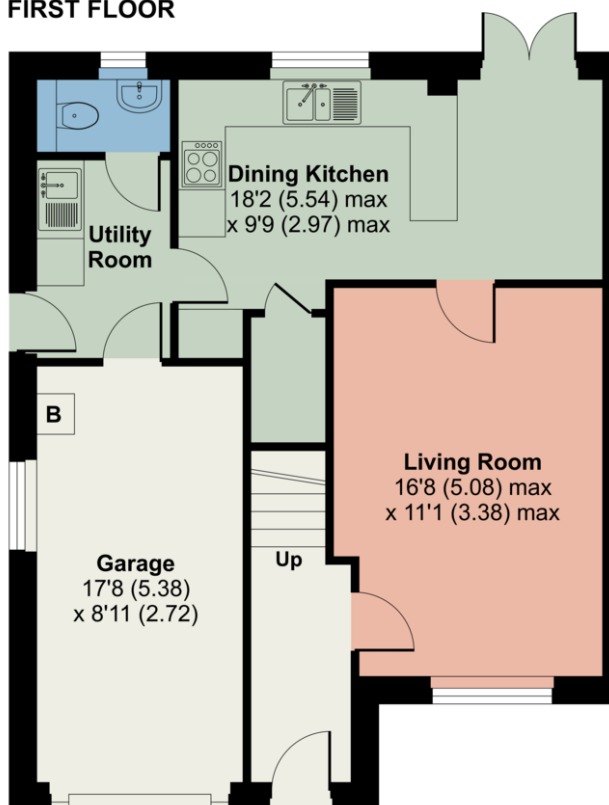
Limited Use Area(s) = 24 sq ft / 2.2 sq m

Total = 1273 sq ft / 118.2 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Hackney & Leigh. REF: 945621

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