



Nicholson Lane

Stanhill, Nicholson Lane, Penrith, Cumbria, CA11 7UL

A modern detached three bedroom bungalow exclusively situated on a peaceful side road at the periphery of Penrith town centre and occupying an outstanding site with beautifully mature surrounding gardens.

Offers over £400,000

Quick Overview

Potential for redevelopment subject to all necessary consents

Modern detached three bedroom bungalow

Outstanding site with beautifully mature surrounding gardens

Exclusively situated at the periphery of Penrith town centre

Tranquil side road location

Detached double garage



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Superfast
63 Mbps



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Property Reference: P0198



Living Room



Dining Room



Kitchen



Conservatory

Subject to obtaining all of the necessary consents Stanhill provides a redevelopment opportunity to improve and substantially extend the existing property or possibly to construct replacement dwellings.

Accommodation

Ground Floor:

Entrance Vestibule

Entrance Hall

With two radiators.

Utility Room

With plumbing for washing machine, built in cupboard.

Kitchen 9' 6" x 8' 6" (2.9m x 2.59m)

With fitted base and wall units, sink unit, integrated oven, hob and extractor unit, radiator.

Living Room 15' 10" x 13' 10" (4.83m x 4.22m)

With fitted coal effect fire and wooden surround, radiator.

Dining Room 10' 9" x 9' 6" (3.28m x 2.9m)

With two radiators.

Conservatory 15' 0" x 8' 7" (4.57m x 2.62m)

With radiator, double doors to rear garden.

Bedroom One 16' 4" x 11' 11" (4.98m x 3.63m)

With radiator.

Bedroom Two 11' 11" x 11' 5" max (3.63m x 3.48m)

With radiator.

Bedroom Three 11' 10" x 10' 5" (3.61m x 3.18m)

With radiator.

Shower Room

With WC, wash hand basin, shower cubicle, heated towel rail.



Living Room



Dining Room



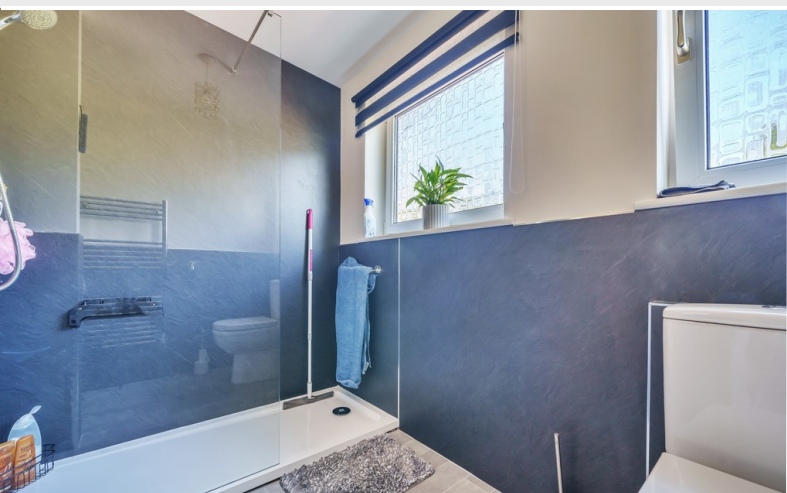
Bedroom One



Bedroom Two



Bedroom Three



Shower Room

Outside:

Tarmac driveway entrance and front forecourt providing parking area, beautifully mature surrounding gardens with lawns, established trees and shrubs, paved patio.

Detached Double Garage.

Services

Mains water, electricity, gas and drainage. Gas central heating.

Tenure

Freehold.

Council Tax

Band E.

Viewing

By appointment with Hackney and Leigh's Penrith office.

Directions

From Penrith town centre proceed onto Fell Lane heading towards Beacon Edge and the turning onto Nicholson Lane is situated immediately on the left after passing Scaws Drive on the right. Proceed towards the end of Nicholson Lane and the entrance drive to Stanhill is situated on the left.

Price

Offers over £400,000 are invited for consideration.



Front Elevation



Rear Elevation



Garden



Garden

Request a Viewing Online or Call 01768 593593

Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team
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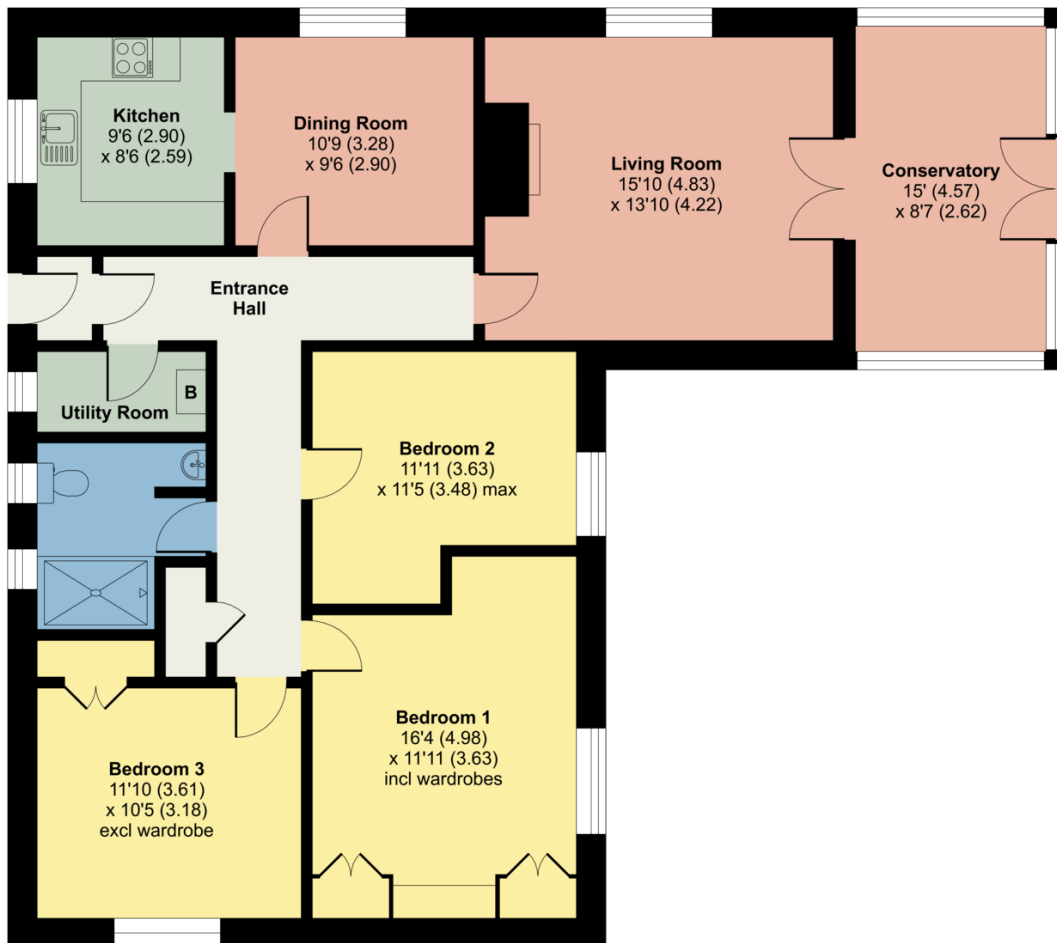
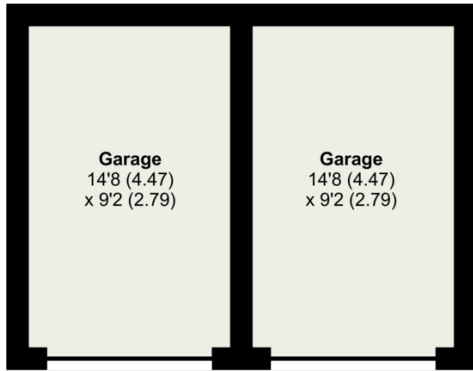
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Approximate Area = 1289 sq ft / 119.7 sq m

Garage = 284 sq ft / 26.4 sq m

Total = 1573 sq ft / 146.1 sq m

For identification only - Not to scale



GROUND FLOOR



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2023. Produced for Hackney & Leigh. REF: 993713

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