



**Hayward
Tod**

3 Bed, 2 Bath Semi-Detached House | Meadow Close | Lazonby | CA10 1BF

£260,000





Immaculate modern home in a popular Eden Valley village. Landscaped rear garden.

entrance hallway and stairs | cloakroom W.C. | living room | kitchen dining | main bedroom with en-suite shower room | bedroom 2 | bedroom 3 | family bathroom | paved driveway parking | landscaped rear garden with patio lawn and decking | mains water, electricity and drainage | LPG gas central heating | EPC C | council tax band C | freehold

APPROXIMATE MILEAGES?

Primary school 0.6 | Station 0.4 | Penrith 7 | Carlisle 16 | M6 motorway 6.8

WHY LAZONBY?

A highly desirable village in the Eden Valley, Lazonby provides an excellent range of local amenities including a primary school, shop, Pub, popular open air swimming pool and a railway station, whilst managing to retain a peaceful feel. The village is very accessible though, with Penrith and the M6 being just 7 miles to the south and Carlisle around 15 to the north. A perfect base to explore the wider region with the Lake District National Park, Eden Valley and North Pennines AONB all on the doorstep.

ACCOMMODATION

Offered to the market for the first time since new, the property has been well cared for and improved by the current owners. Occupying a pleasant plot towards the rear of the development the garden has a favourable south-westerly aspect and overlooks open countryside. The living room sits to the front of the property and there is an open plan dining kitchen to the rear. Double doors lead from the dining area out to the garden and immediately on to a paved patio. An area of decking sits to the side of the lawn and a low stone wall forms the rear boundary to the fields beyond. To the first floor are three bedrooms, the largest being at the front of the property and benefiting from an

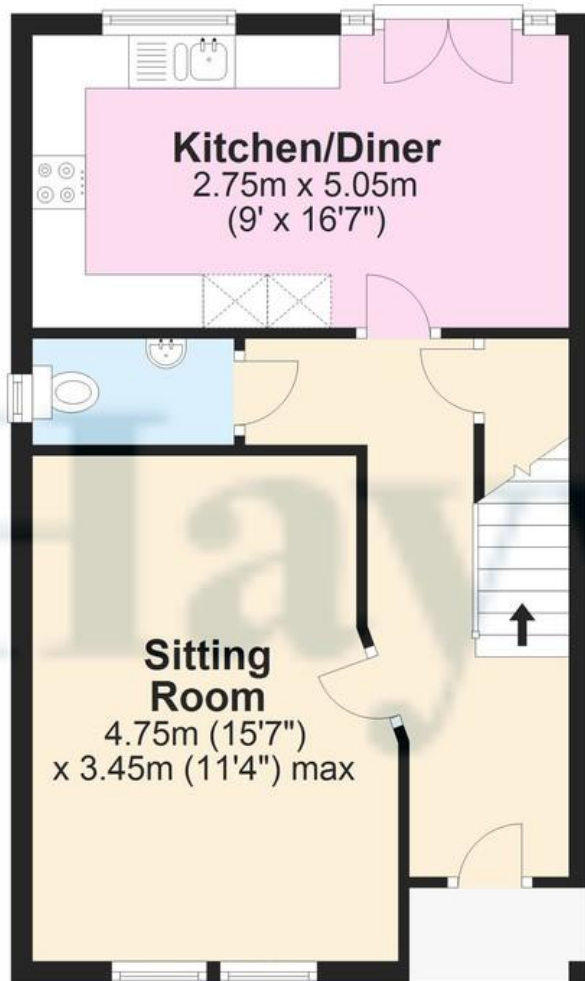


en-suite shower room. The two additional bedrooms are at the rear of the property. There is also a family bathroom with bath and mixer shower attachment. Externally the property has paved driveway parking for two cars to the front and a lovely rear garden.



Ground Floor

Approx. 42.7 sq. metres (459.2 sq. feet)



First Floor

Approx. 42.8 sq. metres (460.8 sq. feet)



Total area: approx. 85.5 sq. metres (920.0 sq. feet)

Contact

6 Paternoster Row,
Carlisle Cumbria CA3 8TT

01228 810 300
info@haywardtod.co.uk
haywardtod.co.uk

Agents note

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are

approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.