



# Penrith

£400,000

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

This charming bungalow is a rare find situated on a desirable side road in Penrith occupying an outstanding site with beautifully mature gardens. With a little care and creativity, this bungalow could be transformed into a truly bespoke home, subject to obtaining all the necessary consents.

As you step into the property you are greeted with an "L" shaped hallway with storage cupboard and store room where the boiler is located. The fitted kitchen is designed for practicality, while dated, offers a solid foundation for a modern makeover. With a little imagination you could transform this space into a contemporary culinary haven that meets all your needs.

## Quick Overview

- Fitted kitchen
- Dining room
- Living room
- Conservatory
- No onward chain
- Potential for redevelopment subject to consents
- Sought after residential area
- Driveway for 2 cars
- Two single garages
- Broadband - Ultrafast available



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Ultrafast available



Driveway & Garages

Property Reference: P0400





Kitchen



Living Room



Dining Room



Shower Room

Integrated 4 ring gas hob, oven and extractor with availability for a free standing fridge/ freezer. Stainless steel sink with hot and cold taps. Double glazed window to front aspect. Part tiled with tiled flooring. Adjacent to the kitchen, is the dining room, ideal for entertaining family and friends, ensuring memorable gatherings in a warm and inviting atmosphere. Double glazed window to side aspect with carpet flooring. Access leading into the hallway.

Leading from the hallway in the spacious living room, inviting you to relax and unwind complete with gas fire and surround. Double glazed window to side aspect with carpet flooring. French doors lead into the bright and airy conservatory. The conservatory provides views of the rear garden with patio doors that lead onto a small patio area with stairs into the garden. Tiled flooring. Note. The external wooden frame will require some attention.

The property boasts 3 generous sized bedrooms and shower room. Bedroom 1 and is a large double bedroom with fitted wardrobes. Double glazed window to rear aspect. Carpet flooring. Bedroom 2, also a large double bedroom with fitted wardrobes. Double glazed window to side aspect. Carpet flooring. Bedroom 3 is a good sized double bedroom with double glazed window to rear aspect. This room has no carpet flooring. Three piece shower room with walk in shower featuring waterfall showerhead, WC and basin with mixer taps. Heated towel rail. Two double glazed windows to front aspect. Part tiled with vinyl flooring.

Whether you're an avid gardener or simply enjoy the tranquillity of a private outdoor space the garden offers a delightful space to unwind and enjoy the outdoors. The garden includes trees of various sizes, shrubs and large grassed lawn. The patio area would be perfect to enjoy a cup of coffee in the morning, or al fresco dining on a sunny day. Wall, wooden fence and high bushes boundary. The driveway allows off road parking with the benefit of two single garages.

#### Location

Penrith is a quaint market town in the Eden Valley, on the outskirts of the Lake District National Park. The area offers many outdoor activities including woodland walks, equestrian pursuits, golf and rugby club, which are very popular in the region. Penrith offers good transport links including bus services, railway station with links to North and South and M6 motorway.



## Accommodation with approx. dimensions

### Ground Floor

#### Entrance Hallway

**Kitchen** 9'10" x 8'6" (3m x 2.59m)

**Dining Room** 10'9" x 9'10" (9.28m x 3m)

**Living Room** 15'11" x 13'11" (4.85m x 4.24m)

**Conservatory** 15'0" x 8'11" (4.57m x 2.72m)

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

**Bedroom Two** 11'11" x 10'6" (3.63m x 3.20m)

**Bedroom Three** 11'11" max x 11'6" max (3.63m x 3.51m)

#### Shower Room

#### Store Cupboard

#### Property Information

#### Tenure

Freehold

#### Age & Construction

We have been advised the property is approximately 40 years old and is of brick construction with a flat roof

#### Council Tax

Westmorland & Furness Council  
Band E

#### Services & Utilities

Mains electricity, mains gas and mains water. Mains drainage.

#### Energy Performance Rating

Band D

#### Broadband

Ultrafast available.

#### Directions

From Penrith head south-east on Little Dockray towards Corn Market/ A592. Turn right onto Corn Market/ A592. At the roundabout, take the 2nd exit onto Cromwell Road/ A592. At the roundabout take the 2nd exit onto Brunswick Road/ A592. Brunswick Road/ A592 turns left and becomes Duke Street/A6. Sharp right onto Stricklandgate/ A6. Turn left onto Portland Place. At the roundabout, take the 3rd exit onto Meeting House Lane. Turn left onto Lowther Street and turn right onto Nicholson Lane. The property will be left hand side.

#### What3Words Location

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#### Viewings

By appointment with Hackney and Leigh's Penrith office

#### Agents Notes

The property is accessed via a right of way passing through the neighbour's driveway.

We have been advised there is a covenant prohibiting any tree or building to be greater an 15ft high or closer than 40ft to the boundary. No further investigations have been made.

#### Price

£400,000



Bedroom One



Bedroom Two



Rear Aspect



Garden

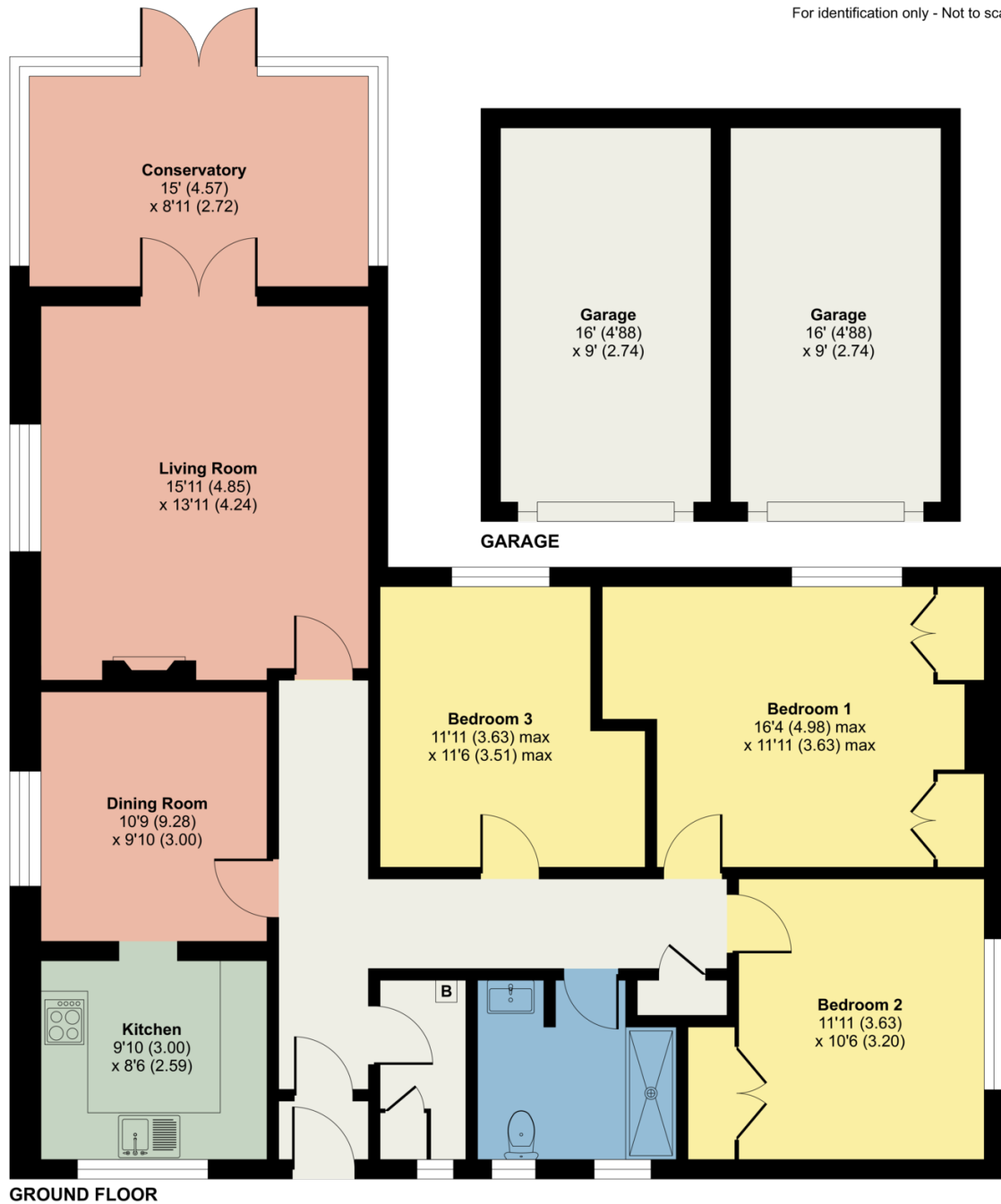
# Nicholson Lane, Penrith, CA11 7UL

Approximate Area = 1298 sq ft / 120.5 sq m

Garage = 288 sq ft / 26.7 sq m

Total = 1586 sq ft / 147.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n|checon 2024. Produced for Hackney & Leigh. REF: 1216188

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