



**Penrith**

**£265,000  
Guide Price**

A modern detached two bedroom bungalow occupying a favoured elevated cul de sac site on a popular residential estate with a pleasant rural rear view and conveniently located only one mile from Penrith town centre.

12 Brooklands Grange  
Penrith  
Cumbria  
CA11 8TQ

Property Ref: P0014

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Living Room



Access to Balcony



Bedroom

**Description** A modern detached two bedroom bungalow occupying a favoured elevated cul de sac site on a popular residential estate with a pleasant rural rear view and conveniently located only one mile from Penrith town centre.

#### Accommodation

##### Ground Floor

**Entrance Hall** With radiator.

**Living Room** 16' 10" x 11' 0" (5.13m x 3.35m) With feature fireplace and inset living flame fitted gas fire, two radiators, rear patio door providing delightful rural views and leading to an adjoining decked terrace overlooking the rear garden.

**Dining Kitchen** 11' 3" x 9' 5" (3.43m x 2.87m) With fitted base and wall units, single drainer stainless steel sink unit with mixer tap, ceramic wall tiling, integrated oven, hob, extractor unit and fridge / freezer, radiator, built in cupboard, recessed ceiling lights, external door.

**Bedroom One** 11' 0" x 9' 0" (3.35m x 2.74m) With radiator and range of fitted bedroom furniture, recessed ceiling lights.

**Bedroom Two** 9' 4" x 9' 0" (2.84m x 2.74m) With feature bay window, radiator and range of fitted bedroom furniture.



Kitchen

**Shower Room** With WC, vanity wash hand basin, large shower cubicle, ceramic wall tiling, heated towel rail, built in airing cupboard with radiator.

**Outside** Front driveway, ample parking area, landscaped lawned rear garden with stocked and shrubbed borders, decked terrace, paved patios, side pathways and gravelled and shrubbed borders.

Adjoining Garage 16'10" x 8'11" with up and over door, utility area, electric light & power, sink and cold water feed.

**Service** Mains water, electricity, gas and drainage. Gas central heating. Double glazing.

**Tenure** Freehold.

**Council Tax** Band C.

**Directions** From Penrith town centre proceed to Carleton Road and turn left onto Oak Road. Turn left onto Rimington Way and continue onto Brooklands Grange on the right.

**Price Guide** Price £265,000

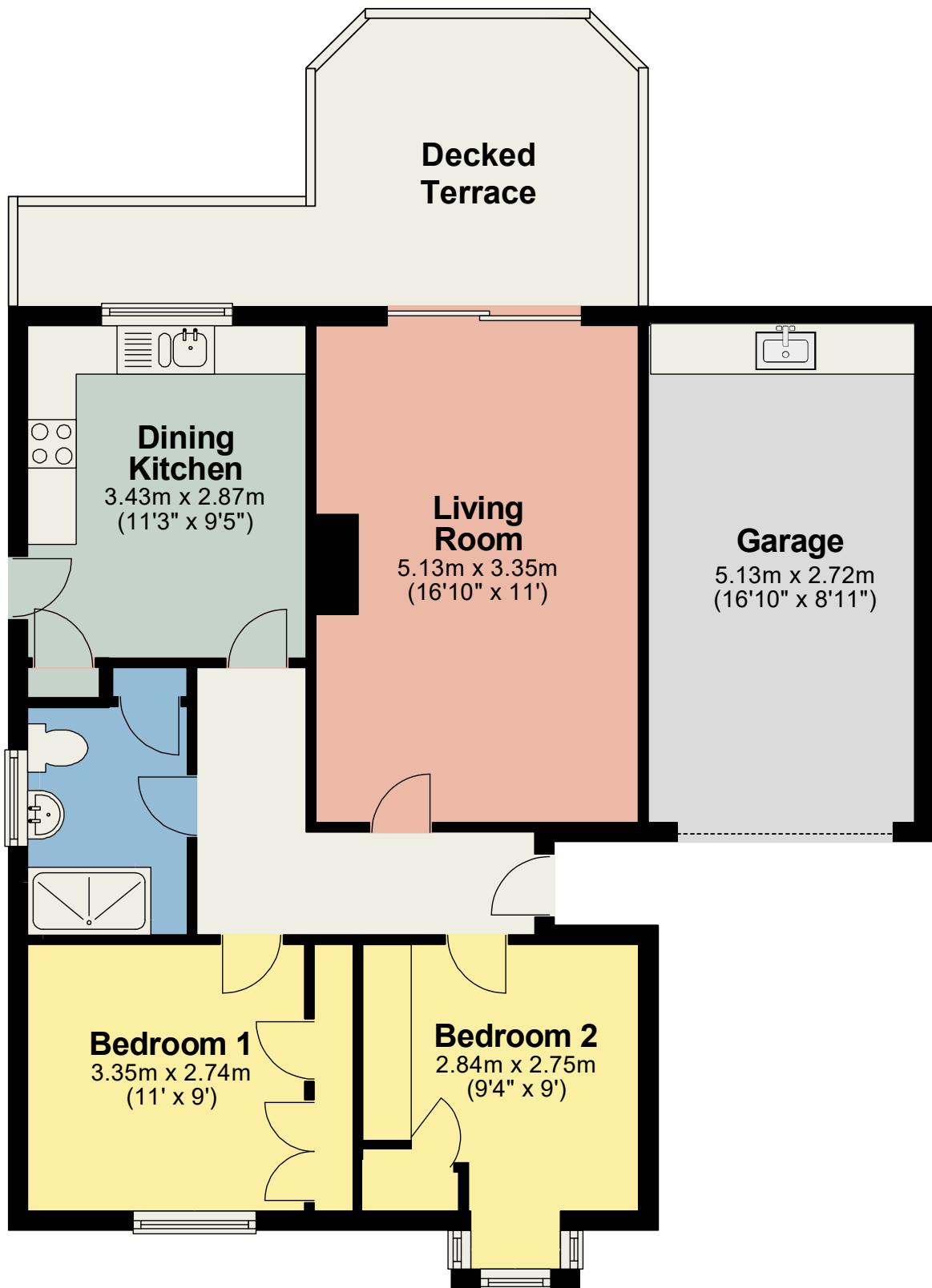
**Energy Performance Certificate** The full Energy Performance Certificate is available on our website and also at any of our offices.



Bedroom



Decking



Total area: approx. 70.7 sq. metres (761.3 sq. feet)

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