



Meadow Close | Lazonby | Penrith | CA10 1BF

Guide Price £375,000



**david britton**  
ESTATES

## Key features

- Detached 3 bedroom dormer bungalow
- Story Homes Development
- Master bedroom with en-suite on first floor
- Entrance hallway
- 2 Bedrooms to the ground floor
- Kitchen/diner
- Gardens to front & rear with patio
- Driveway parking
- Garage
- Summerhouse

## Description

Found in the gorgeous Eden Valley village of Lazonby is this immaculately presented, modern, detached dormer bungalow. Perfectly situated on the Story Homes development, the property is ready to move straight into and would make a fabulous home. The accommodation throughout is extremely spacious with entrance hallway, kitchen/diner, living room, dining room, bathroom and 2 bedrooms to the ground floor. Upstairs there is a master bedroom with en-suite facilities. Externally there is a block paved driveway with parking for 2 vehicles, garage and a garden. To the rear there is a private garden mainly laid to lawn with a patio area. Lazonby is a popular village with lots of amenities including heated outdoor swimming pool, supermarket, pub, village hall, Primary school and train station on the Carlisle to Settle railway. There are good transport links and easy access to Penrith, the M6 and A66.

## Directions





## Floor plans



Lounge : 4515 x 4056 [14'-10" x 13'-4"]

Kitchen/dining : 2930 x 3776 [9'-7" x 12'-5"]

Bedroom 2 : 3165 x 3143 [10'-5" x 10'-4"]

Bedroom 3 : 3268 x 2765 [10'-9" x 9'-1"]

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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