

# Cumbrian Properties

## Nichol House, Lazonby



**Price Region £395,000**

**EPC-E**

Semi-detached property | Garage with store room  
2 receptions | 3 bedrooms | 1 bathroom  
Extensive lawned garden | No onward chain

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## 2/ NICHOL HOUSE, LAZONBY, PENRITH

An exciting opportunity to purchase a handsome three bedroom, double fronted semi-detached house located in the heart of the desirable village of Lazonby. Tucked away behind the village school this impressive property not only offers ample space inside but also a huge rear garden, beautiful views, parking and a garage. This property would make a wonderful family home and would appeal to those looking to put their own stamp on a great home. With spacious and characterful accommodation throughout in brief the property comprises porch, entrance hall, lounge, dining room, kitchen, utility room and store room with access to the garage. Upstairs there are three double bedrooms and a spacious four piece family bathroom. Outside the property occupies a wonderful plot with a pretty, walled front garden, driveway for two cars in front of the garage and open access around the side to an extensive lawned garden with small outbuilding and views over the neighbouring fields towards the Pennines. Sold with no onward chain viewing is essential to fully appreciate all that this wonderful home has to offer.

The double glazed and central heated accommodation with approximate measurements briefly comprises:

**UPVC double glazed door into the porch.**

**PORCH** UPVC double glazed windows to the front and side, tiled flooring and door to the entrance hall.

**ENTRANCE HALL** Radiator and staircase to the first floor with understairs storage space. Doors to lounge, dining room, kitchen and utility room.



STAIRCASE TO THE FIRST FLOOR

**LOUNGE (15' x 12')** UPVC double glazed window to the front, exposed beam, radiator and electric fire on a tiled hearth.



LOUNGE

### 3/ NICHOL HOUSE, LAZONBY, PENRITH

**DINING ROOM (15' x 13')** UPVC double glazed window to the front, gas fire, coving to the ceiling and radiator.



DINING ROOM

**KITCHEN (10'9 x 9'9)** Fitted kitchen incorporating a one and a half bowl sink with mixer tap, built-in oven, electric hob with extractor hood above, plumbing for dishwasher, radiator and UPVC double glazed window to the rear.



KITCHEN

**UTILITY ROOM (10' x 7'7)** Plumbing for washing machine, space for tumble dryer, space for fridge freezer, single bowl sink with storage cupboards below, UPVC double glazed window to the rear, door to cloakroom and door to boot room.



UTILITY ROOM



4/ NICHOL HOUSE, LAZONBY, PENRITH

**CLOAKROOM** WC.

**STORE ROOM (9'9 x 9')** UPVC double glazed window to the rear, UPVC double glazed door to the garden and door to garage.



STORE ROOM

**FIRST FLOOR**

**HALF LANDING** UPVC double glazed window to the rear and radiator.

**LANDING** Doors to bedrooms and bathroom.



LANDING

**BATHROOM** Four piece suite comprising bath with shower attachment, low level WC, wash hand basin and walk-in shower. Exposed beamed ceiling, built-in airing cupboard, UPVC double glazed window to the rear, heated towel rail and part tiled walls.





5/ NICHOL HOUSE, LAZONBY, PENRITH

**BEDROOM 1 (15' x 13'3)** UPVC double glazed window to the front, radiator, coving to the ceiling, loft access and built-in alcove storage cupboards.



BEDROOM 1

**BEDROOM 2 (15' x 14'6)** UPVC double glazed window to the front, radiator and coving to the ceiling.



BEDROOM 2

**BEDROOM 3 (11' x 10')** UPVC double glazed window to the rear, radiator and exposed beamed ceiling.



BEDROOM 3



6/ NICHOL HOUSE, LAZONBY, PENRITH

**OUTSIDE** Outside the property occupies a wonderful plot with a pretty walled front garden, driveway for two cars in front of the garage and open access around the side of the property to an extensive lawned garden with small outbuilding and views over the neighbouring fields towards the Pennines.

**GARAGE (19'8 x 9'9)** Up and over door, power and light.



FRONT GARDEN



REAR GARDEN

7/ NICHOL HOUSE, LAZONBY, PENRITH

**TENURE** We are informed the tenure is Freehold.

**COUNCIL TAX** We are informed the property is Tax Band D.

**NOTE** These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cumbrian Properties has the authority to make or give any representation or warranty in relation to the property. All electrical appliances mentioned in these details have not been tested and therefore cannot be guaranteed to be in working order.



