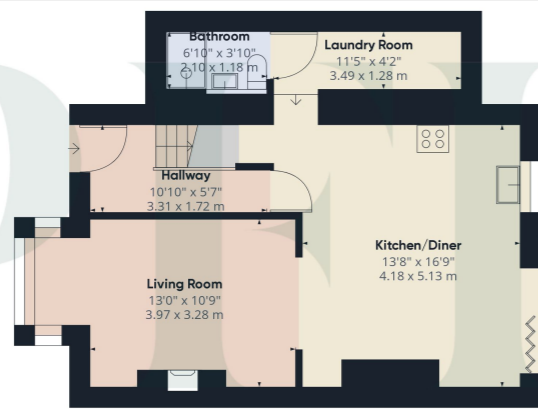
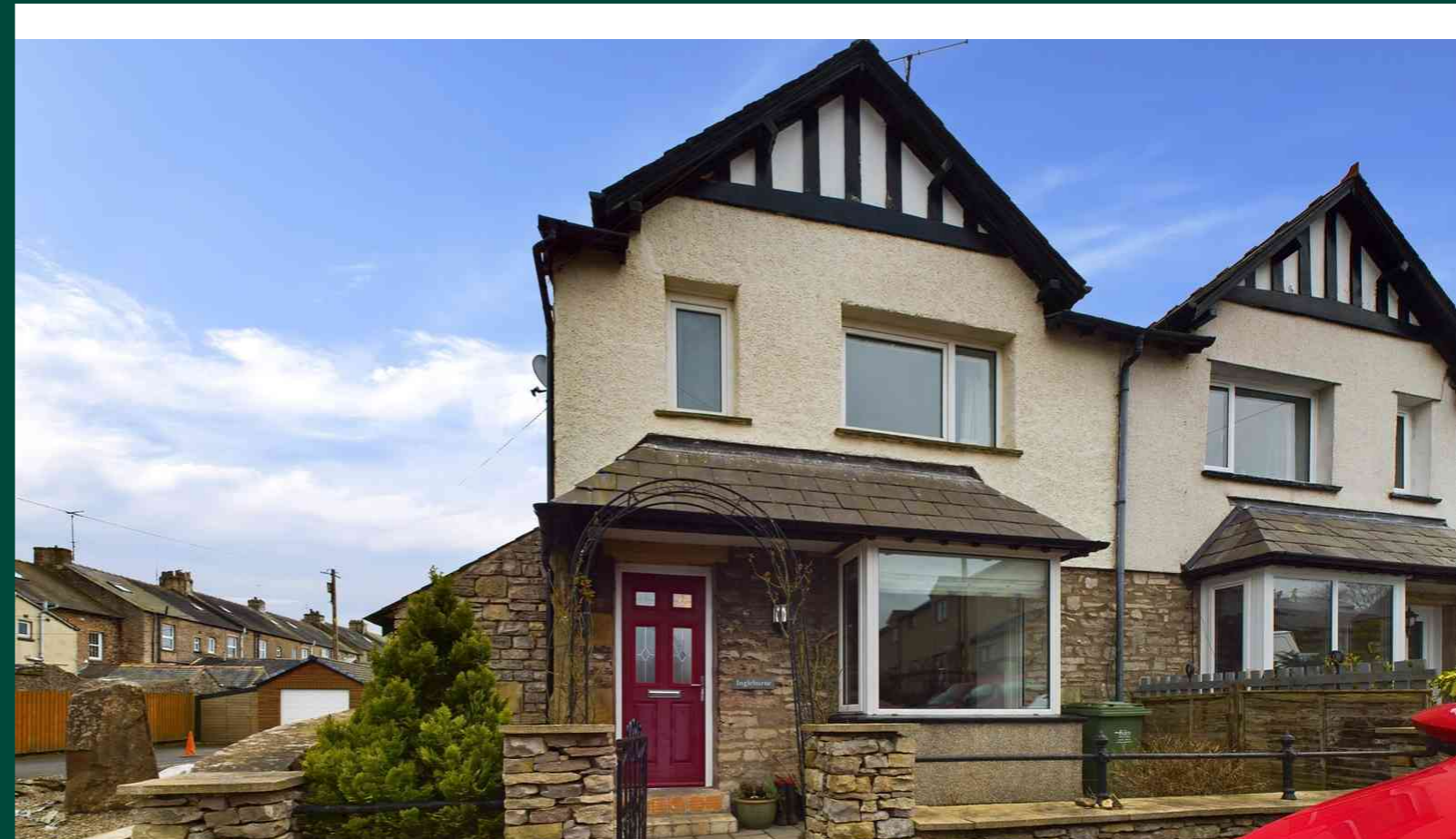
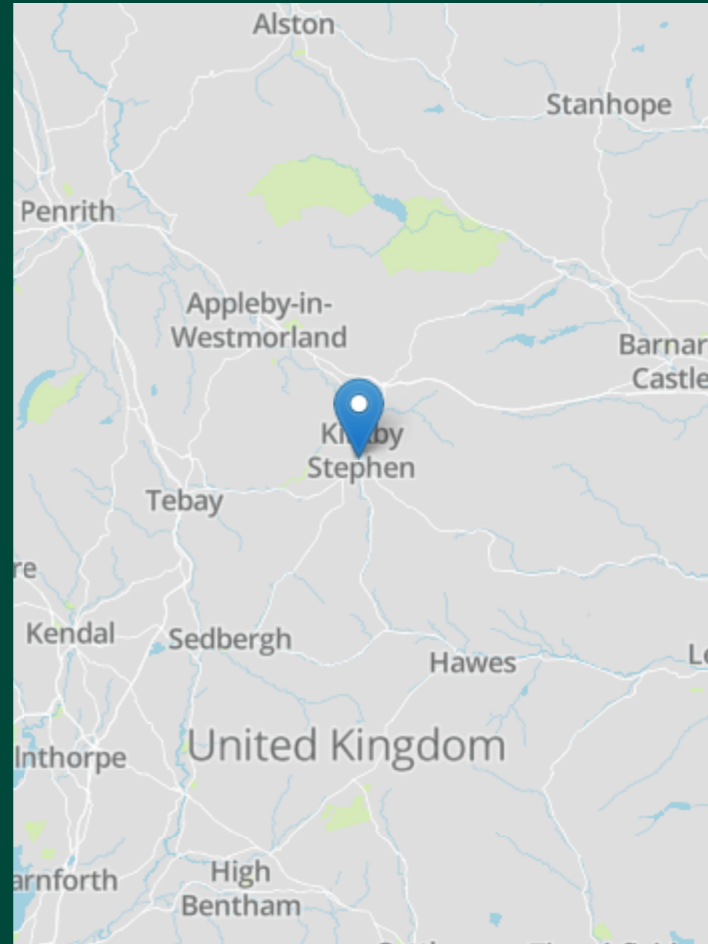
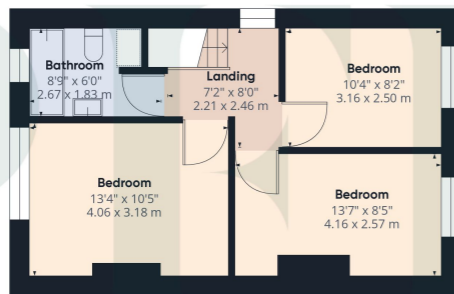


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor 0



Floor 1

PFK

Approximate total area*
966.46 ft²
89.79 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Ingleburne, Rowgate, Kirkby Stephen, Cumbria, CA17 4SR

- Semi det family home
- Close to amenities
- EPC rating D
- 3 bedrooms
- Council Tax: Band B
- Garden to rear
- Tenure: freehold

Penrith Farmers' & Kidd's plc for themselves and for the vendor of this property whose agents they are given notice that:

- 1: The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract;
- 2: No person in the employ of Penrith Farmers' and Kidd's plc has any authority to make or give any representation or warranty in relation to this property;
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LOCATION

Kirkby Stephen offers a wide range of everyday facilities including a supermarket, general stores, bank, hotels and public houses, primary and secondary schools and the parish church of St Stephen, together with good sports facilities. The Lake District and the Yorkshire Dales National Parks are both within an hours drive, and Carlisle, Penrith and Kendal are also within commuting distance.

PROPERTY DESCRIPTION

Ingleburne has been extended and modernised by its current owners to create a spacious, open plan family home. Internally the accommodation briefly offers a large open plan kitchen/diner leading into a bright and cosy lounge with wood burning stove, with a utility room and a shower room completing the ground floor. To the first floor, there are three bedrooms and a three piece family bathroom. Externally there is a small walled garden to the front and a lawned garden with patio area to the rear.

ACCOMMODATION

Entrance Hall

Accessed via UPVC part glazed door. with stairs to the first floor, decorative comicing, radiator and doors to ground floor rooms.

Open Plan Kitchen/Diner

4.18m x 5.15m (13' 9" x 16' 11") A generous, open plan room with wood flooring, inset ceiling spotlights, rear aspect window and bifold doors leading out to the rear garden. Fitted with a good range of wall and base units with complementary quartz work surfacing and upstands, incorporating 1.5 bowl composite sink and drainer unit with mixer tap. Space for a freestanding gas range cooker with tiled splashback and extractor over, integrated fridge freezer, breakfast bar, radiator, ample space for a dining table and open access into the lounge.

Lounge

3.97m x 3.28m (13' 0" x 10' 9") A generous reception room with large, front aspect bay window, decorative comicing and wood panelling to one wall, radiator and recessed log burning stove with hearth and mantel.

Utility Area

3.49m x 1.28m (11' 5" x 4' 2") Work surfacing with plumbing below for washing machine, wall mounted shelving and part wood panelled walls, radiator, inset ceiling spotlights and skylight.

Shower Room

Fitted with a three piece suite comprising walk in shower cubicle with mains shower, wall mounted wash hand basin and concealed cistern WC. Part tiled walls, contemporary, vertical heated towel rail, inset ceiling spotlights and skylight.

FIRST FLOOR LANDING

With loft access hatch, side aspect window and doors to first floor rooms.

Bedroom 3

3.16m x 2.50m (10' 4" x 8' 2") Small rear aspect double bedroom with radiator.

Bedroom 2

4.16m x 2.57m (13' 8" x 8' 5") A rear aspect double bedroom overlooking the garden. With radiator and feature fireplace.

Bedroom 1

4.06m x 3.18m (13' 4" x 10' 5") A front aspect double bedroom with feature fireplace, part wood panelling to one wall, radiator and space for freestanding wardrobes.

Family Bathroom

2.67m x 1.83m (8' 9" x 6' 0") Fitted with a three piece suite comprising bath with mains shower over, WC and wall mounted wash hand basin. Part panelled walls, wall mounted shelving, vertical heated chrome towel rail, inset ceiling spotlights and obscured front aspect window.

EXTERNALLY

Gardens and Parking

To the front of the property, there is on street parking and a small, walled front garden with patio and flower beds. To the rear, there is an enclosed garden, laid mainly to lawn with patio area.

ADDITIONAL INFORMATION

Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee : Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Pollard & Scott/Independent Mortgage Advisors – arrangement of mortgage & other products/insurances - average referral fee earned in 2023 was £222.00; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.

SALE DETAILS

Services: Mains gas, electricity, water and drainage. Gas central heating and double glazing installed throughout. Telephone line installed subject to BT regulations. Please note - the mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

Viewing: Through our Penrith office, 01768 862135.

Directions: From Kirkby Stephen town centre go southwards through the traffic lights and follow the road for about 0.25 miles. Turn right into Rowgate and the property can be found on the left hand side with a 'For Sale' sign having been erected for identification purposes.

