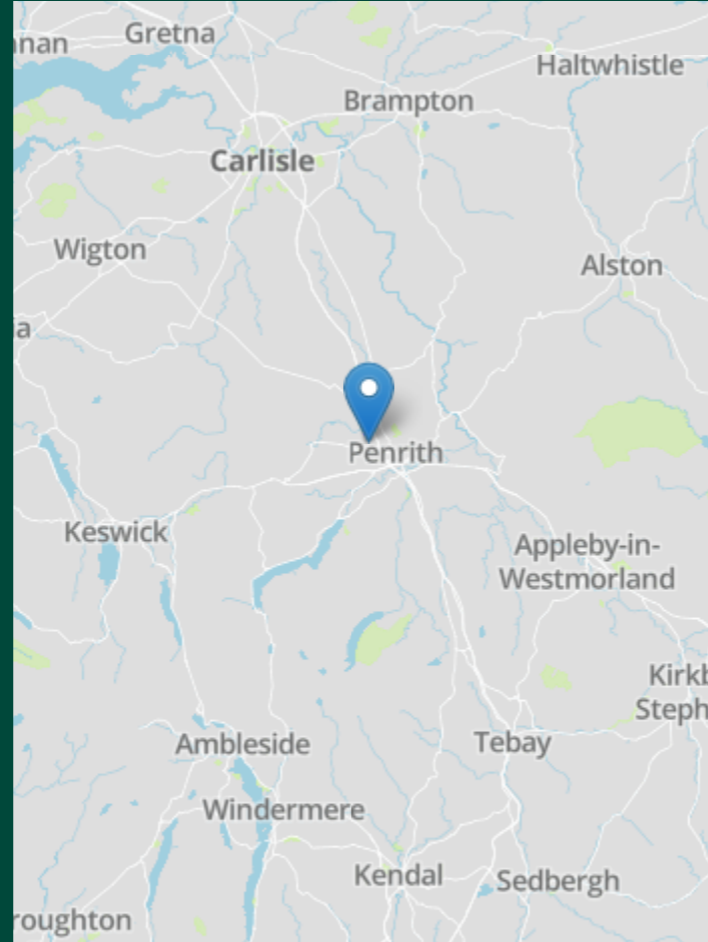


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		81
(81-91)	B		
(69-80)	C		
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor 0

- WC: 4'6" x 3'8" (1.40 x 1.13 m)
- Utility Room: 9'0" x 7'9" (2.74 x 2.38 m)
- Dining Room: 10'6" x 9'7" (3.20 x 2.93 m)
- Kitchen: 13'10" x 6'8" (4.23 x 2.06 m)
- Living Room: 11'9" x 16'10" (3.60 x 5.14 m)
- Hallway: 5'11" x 3'11" (1.81 x 1.21 m)

Floor 1

- Bathroom: 7'3" x 4'4" (2.22 x 1.34 m)
- Landing: 9'3" x 7'8" (2.83 x 2.34 m)
- Bedroom: 8'9" x 7'8" (2.69 x 2.36 m)
- Bedroom: 10'5" x 12'2" (3.20 x 3.72 m)
- Bedroom: 11'10" x 8'10" (3.61 x 2.70 m)

Approximate total area*
925.59 ft²
85.99 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



12 The Drive, Newton Rigg, Penrith, Cumbria, CA11 0AQ

- Semi-Detached House
- Large garden
- Tenure - freehold
- 3 bedrooms
- Quiet yet convenient location
- Council tax - assessed for business use
- Two reception rooms
- Driveway parking
- EPC rating - D

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

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LOCATION

Newton Rigg is near the attractive village of Newton Reigny which has a well reputed public house and church. The historic market town of Penrith is only a few miles away and provides an excellent range of shopping, leisure, cultural and educational amenities. Junction 40 of the M6 motorway provides excellent road links to Carlisle, Lancaster and beyond. The properties are also well placed via the A66 for access to Keswick and the Lake District.

PROPERTY DESCRIPTION

12 The Drive is a well proportioned, three bedroom, semi-detached family home situated in a quiet, rural, cul-de-sac position yet conveniently located close to Penrith. The property occupies a generously sized, private garden plot with large driveway at the front.

Accommodation briefly comprises on the ground floor: entrance hallway, lounge, kitchen, dining room and utility/bootroom with WC. To the first floor there are three bedrooms and family bathroom.

This is a lovely family home in a superb location and early viewing is advisable.

ACCOMMODATION

Entrance Hallway

Accessed via part glazed, uPVC front entrance door. Doors to both reception rooms and stairs to first floor accommodation.

Living Room/Reception Room 1

3.60m x 5.1m (11' 10" x 16' 9") Lovely, dual aspect, through front to rear, reception room with storage heater and log burning stove set on slate hearth with feature wooden beam above.

Dining/Second Reception Room

3.20m x 2.93m (10' 6" x 9' 7") Front aspect, second reception room with storage heater and ample space for dining furniture. Open plan access to:-

Kitchen

4.23m x 2.06m (13' 11" x 6' 9") Bright kitchen with two windows to rear aspect and fitted with a good range of modern, Shaker style, units with complementary wooden worktops and 1.5-bowl sink/drain unit with mixer tap. Built in electric oven and hob, integrated dishwasher and space for freestanding fridge freezer. Understairs storage cupboard.

Utility Room/Boot Room

2.74m x 2.38m (9' 0" x 7' 10") Side aspect room with fitted base units, complementary, wood work surfacing and stainless steel sink/drain unit. Space/plumbing for washing machine, storage heater, cloaks hanging space and door providing access to the rear of the property. Further door into:-

WC

Fitted with WC, wash hand basin and electric towel rail.

FIRST FLOOR

Landing

Bedroom 1

3.20m x 3.72m (10' 6" x 12' 2") Front aspect, double bedroom with storage heater and built in cupboard.

Bathroom

2.22m x 1.34m (7' 3" x 4' 5") Partly tiled and fitted with three piece suite comprising bath with shower over, WC and wash hand basin. Obscured window to rear aspect and electric towel rail.

Bedroom 2

3.61m x 2.70m (11' 10" x 8' 10") Front aspect, double bedroom with storage heater and built in wardrobe and cupboard.

Bedroom 3

2.69m x 2.36m (8' 10" x 7' 9") Rear aspect, single bedroom with storage heater.

EXTERNALLY

Private Driveway

A large, gravelled driveway at the front of the property provides generous, off road parking.

Garden

A small lawned garden with boundary hedging flanks the driveway at the front of the house, with side access to a substantial rear garden which is mainly laid to lawn with mature hedging, shrubs and gravelled seating area. The gardens are very private and offer a lovely outdoor space for relaxing, al fresco dining and entertaining. Log store at the front of the property and large, garden shed to the rear.

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 electricity, water & drainage; Economy 7 electric storage heaters installed; electric immersion heater supplies hot water; double glazing installed throughout. Please note: The mention of any appliances/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 Penrith take the B5288 signposted Greystoke. After going over the motorway turn immediately right - signposted Newton Reigny. Follow the road to the Newton Rigg Campus, proceed past the southerly entrance to the Campus and the 'The Drive' can be found about 100 metres further along on the right-hand side - No. 12 is the first on the right.

