

# Cumbrian Properties

## 1 Holmegarth, Lazonby



**Price Region £225,000**

**EPC-D**

Semi-detached | Village location  
1 reception | 2 dbl bedrooms | 1 bathroom  
Gardens, drive & garage | Stunning views

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## 2/ 1 HOLMEGARTH, LAZONBY, PENRITH

Situated in a popular village location is this well presented UPVC double glazed and oil central heated two double bedroom semi-detached property benefiting from lovely views across the village to the fells. The accommodation, offered for sale in excellent decorative order throughout, briefly comprises of entrance hall, cloakroom, dining kitchen and lounge with multi fuel stove and French doors opening onto the rear garden. To the first floor are two double bedrooms and bathroom. Externally, the front of the property is laid to block paving providing off road parking leading to the integral garage. To the rear is a low maintenance garden laid to block paving with sandstone steps leading up to a lawned area. Lazonby offers a fantastic range of facilities including an outdoor swimming pool, park, primary school, local store, public house and train station on the Carlisle to Settle line.

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

Entry via UPVC double glazed door, with privacy window to the side, into entrance hall.

**ENTRANCE HALL** Radiator, Karndean flooring, staircase to the first floor and doors to integral garage, cloakroom and dining kitchen.

**CLOAKROOM** Two piece suite in white with low level WC and pedestal wash hand basin. Radiator, Karndean flooring and loft access.

**DINING KITCHEN (13'6 max x 13'2 max)** Fitted kitchen incorporating a 1.5 bowl stainless steel sink with mixer tap, four ring AEG induction hob with extractor above, integrated Zanussi eye level double oven, integrated fridge and plumbing for dishwasher. UPVC double glazed windows to the front and side elevations, radiator and Karndean flooring.



DINING KITCHEN

**LOUNGE (16'4 max x 13'8)** Multi fuel stove within an inset fireplace with wooden lintel and slate hearth. UPVC double glazed window, radiator, Karndean flooring, understairs storage cupboard and UPVC double glazed French doors opening onto the rear garden.



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LOUNGE

**FIRST FLOOR LANDING** Loft access and doors to bedrooms, bathroom and airing cupboard.

**BEDROOM 1 (16'4 max x 11'2 max)** Radiator and UPVC double glazed window with fabulous views across the village to the fells.



BEDROOM 1

**BATHROOM (9'10 max x 7' max)** Three piece suite in white comprising rainfall shower with further shower attachment over shower bath, low level WC and pedestal wash hand basin all within fitted vanity unit. Towel rail radiator, tile effect flooring and UPVC double glazed frosted window.



BATHROOM



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**BEDROOM 2 (16'4 max x 8'8)** UPVC double glazed window and radiator.



BEDROOM 2

**OUTSIDE** Block paved driveway providing off road parking leading to the integral garage. Log store, oil tank, water tap and gated access with block paved pathway leads to the rear garden. To the rear of the property is a block paved seating area with sandstone steps leading up to a lawned garden with flower borders.

**INTEGRAL GARAGE/UTILITY (16'3 x 9'9)** With up and over door, UPVC double glazed frosted window, power and lighting. Utility area with plumbing for washing machine and space for tumble dryer.



REAR GARDEN

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

**COUNCIL TAX** We are informed the property is in tax band C

**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.

