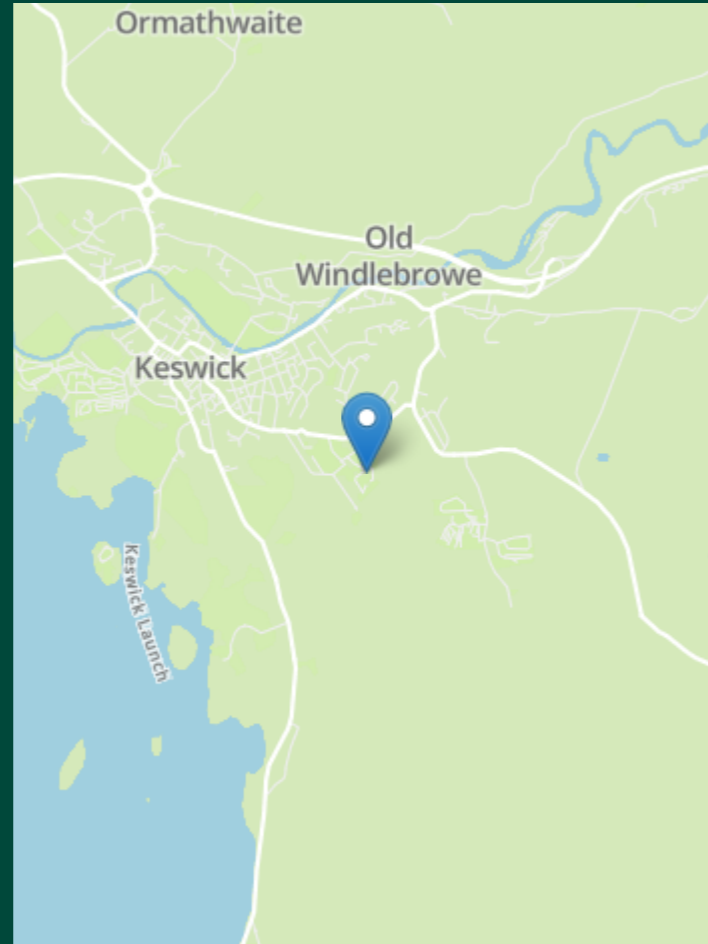


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>80</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>66</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor 0

Floor 1

Approximate total area<sup>(1)</sup>  
1287.97 ft<sup>2</sup>  
119.66 m<sup>2</sup>

(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



## 48 Lakeland Park, Keswick, Cumbria, CA12 4AT

- EPC D
- Council tax band E
- No onward chain
- Pleasant views
- Ground floor bedroom with ensuite
- Freehold
- Rear extension

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

Lakeland Park is located just a short distance from Keswick town centre. Keswick is a bustling market town situated in the Lake District National Park approximately 18 miles west of Penrith and J40 of the M6 motorway via the A66. Keswick lies adjacent to Derwentwater, surrounded by stunning fells and provides a range of shops, hotels, restaurants, pubs and other tourist attractions, together with the renowned Theatre by the Lake.

## PROPERTY DESCRIPTION

A detached three bed family home on a corner plot overlooking the green, in a quiet popular residential area on the edge of Keswick town centre. The accommodation briefly comprises entrance porch, sitting room with modern inset fireplace, sympathetic garage conversion, now housing a bedroom and wet room, kitchen/dining room, second reception room with patio doors into rear garden. On the first floor are three bedrooms and bathroom with three piece suite. Benefiting from low maintenance gardens and driveway, all just a short distance from the town centre.

## ACCOMMODATION

### Entrance Porch

1.30m x 2.62m (4' 3" x 8' 7") Door into:-

### Living Room

3.44m x 5.58m (11' 3" x 18' 4") Window to front aspect, feature fireplace with modern inset gas fire, stairs to first floor and a radiator.

### Kitchen/Dining Room

3.43m x 5.65m (11' 3" x 18' 6") Box bay window to rear aspect, a range of matching wall and base units, complementary worktop, composite sink and drainer with mixer tap, integrated fridge freezer, integrated dishwasher, hob with extractor over, eyelevel oven, inset microwave, understairs cupboard, space for dining table and two radiators.

### Snug

4.44m x 4.30m (14' 7" x 14' 1") Velux window and patio doors to the rear garden.

### Bedroom 1

4.43m x 2.72m (14' 6" x 8' 11") Window to front aspect, fitted wardrobes and a radiator.

### En-Suite

1.44m x 2.66m (4' 9" x 8' 9") Fully tiled wet room with WC, bath, walk in shower with mains shower, wash hand basin set in alcove and a heated towel rail.

## FIRST FLOOR

### Landing

3.24m x 2.34m (10' 8" x 7' 8") Window to side aspect and a loft hatch.

### Bedroom 2

3.27m x 3.22m (10' 9" x 10' 7") Window to rear aspect and a radiator.

### Bedroom 3

3.46m x 3.15m (11' 4" x 10' 4") Window to front aspect, built in cupboard housing hot water tank and a radiator.

### Bedroom 4

2.39m x 2.36m (7' 10" x 7' 9") Window to front aspect and a radiator.

### Bathroom

1.66m x 2.36m (5' 5" x 7' 9") Obscured window to rear aspect, WC, wash hand basin, bath, shower cubicle with mains shower and a radiator.

## EXTERNALLY

### Gardens and Parking

To the front is a shillied area with mature shrub and tree borders and a large paved driveway providing off road parking for multiple vehicles. To the rear is an easy maintainable garden with AstroTurf lawn and a fenced border.

## 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 : Naphthens 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. 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 Keswick office, 017687 74546.

**Directions:** From the Keswick office, continue right on to St Johns Street which leads on to Ambleside road. Continue forward up the hill on to Manor Brow around the hairpin bend, passing the right turn for Rogerfield, taking the next right turning signposted Lakeland Park. Follow the road around to the right and around the green, the property is on the left hand side close to Rogerfield.

