

**WILKES
GREEN
HILL**

Residential
Estate Agents
Letting Agents

16 Wakefield Gardens, Lazonby, CA10 1BU



- **Modern Semi Detached Property**
- **Situated in the Popular Eden Valley Village of Lazonby**
- **Hall, Lounge Dining Room, Kitchen + Cloakroom**
- **3 Bedrooms, 1 En-Suite + House Bathroom**
- **Enclosed Rear Garden. Off Road Parking**
- **LPG Central Heating + uPVC Double Glazing**
- **Tenure - Leasehold, EPC Rate - C. Council Tax Band - TBA**
- **Offered on a variable shared ownership basis**

25% Shared ownership £66,250

Wakefield Gardens is located in the Eden Valley village of Lazonby. Built by Genesis Homes, plots 4, 5, 16 & 17 are offered on a part ownership basis with Eden Housing Association. The properties are ready for occupation with accommodation comprising; Hall, Lounge Dining room, Kitchen, Cloakroom, 3 Bedrooms and Bathroom. Outside there are gardens to the front & rear and off road parking. The property also benefits from LPG Central Heating and uPVC Double Glazing

Location

From Penrith, head North on the A6 and drive to Plumpton. then turn right, signposted to Lazonby and Kirkoswald. Follow the road into the village of Lazonby. In Lazonby, turn right by the village hall onto Scaur Lane, Wakefield Gardens is on the right

Amenities

Lazonby is a popular village in the delightful Eden Valley with it's glorious open countryside. In the village there is an infant and junior school, church, village hall, 2 public houses, a Co-Op store and Post Office as well as an open-air swimming pool in the summer months. In the village of Kirkoswald, a further mile away, there is an infant/primary school, a church, a village shop/post office, a doctors surgery and 2 public houses. All main facilities are in Penrith, approximately 7 miles. Penrith is a popular market town with a population of around 16,000 people and facilities include: infant, junior and secondary schools with a further/higher education facility at Newton Rigg College. There are 5 supermarkets and a good range of locally owned and national high street shops. Leisure facilities include: a leisure centre with; swimming pool, climbing wall, indoor bowling, badminton courts and a fitness centre as well as; golf, rugby and cricket clubs. There is also a 3 screen cinema and Penrith Playhouse. Penrith is known as the Gateway to the North Lakes and is conveniently situated for Ullswater and access to the fells, benefiting from the superb outdoor recreation opportunities.

Services

Mains water, drainage, and electricity are connected to the property. Heating is by LPG via a centralised tank with individual meters for each property.

Tenure

The property is leasehold. The vendor informs us that there will be a 99 year lease from date of purchase. The rental portion is dependant on the share purchase as below and an annual service charge of £246.97.

25% Shared Ownership: Purchase Price: £66,250. Monthly Rental Charge: £455.47
40% Shared Ownership: Purchase Price: £106,000. Monthly Rental Charge: £364.38
50% Shared Ownership: Purchase Price: £132,500. Monthly Rental Charge: £303.65
60% Shared Ownership: Purchase Price: £159,000. Monthly Rental Charge: £242.92
75% Shared Ownership: Purchase Price: £198,750. Monthly Rental Charge: £151.82
80% Shared Ownership: Purchase Price: £212,000. Monthly Rental Charge: £121.46

The council tax in band is TBC but is expected to be no higher than C

Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

ACCOMMODATION

Entrance

Through a part glazed security door to the;

Hall 4'11" x 8'11" (1.5m x 2.72m)

The stairs lead to the first floor and there is a radiator. Doors lead to the kitchen, lounge dining room and the;

Kitchen 8'6 x 11'10 (2.59m x 3.61m)

Fitted with a range of modern wall and base units and a work surface incorporating a stainless steel 1 1/2 bowl single drainer sink with mixer tap. The kitchen is equipped with a Zannussi halogen hob with a stainless steel splash back and cooker hood above, a built in Zannussi double oven with eye-level grill, integral fridge freezer and integral dishwasher. There is plumbing for a washing machine, a uPVC double glazed window to the front, LVT flooring and a radiator.

**Lounge Dining Room 17'5 x 16'2 (5.31m x 4.93m)**

A uPVC double glazed window faces to the rear and uPVC double glazed double doors lead out to the garden. There are 2 radiators, a TV point and a door to the under stair cupboard housing the MCB consumer unit.

**Cloakroom 3'1 x 5'6 (0.94m x 1.68m)**

Fitted with a toilet, wash hand basin and a radiator. A uPVC double window faces to the front.



First Floor - Landing

A ceiling trap gives access to the roof space above and doors off. There is a built in cupboard and a single radiator.

Bedroom One 14' x 11'6 (4.27m x 3.51m)

Having a uPVC double glazed window to the front and a radiator. There is a TV point, a recessed cupboard over the stairwell and a door to the;



En-Suite 6'10 x 5'6 (2.08m x 1.68m)

Fitted with a toilet, wash basin and a quadrant shower enclosure, tiled to two sides with a mains shower. There is a chrome heated towel rail, extractor fan, LVT flooring and a uPVC double glazed window to the front.



Bedroom Two 10'6 x 9'11 (3.20m x 3.02m)

Having a uPVC double glazed window to the rear, a radiator and a TV point.



Bedroom Three 6'7 x 9'8 (2.01m x 2.95m)

Having a uPVC double glazed window to the rear and a radiator.

Bathroom 7' x 6'4 (2.13m x 1.93m)

Fitted with a three piece suite with a shower over the bath, clear screen and tiles around. There is a chrome heated towel rail, extractor fan, LVT flooring and a uPVC double glazed window to the side.

**Outside**

To the front of the property is a block paved parking area for two cars and a lawn border to one side.

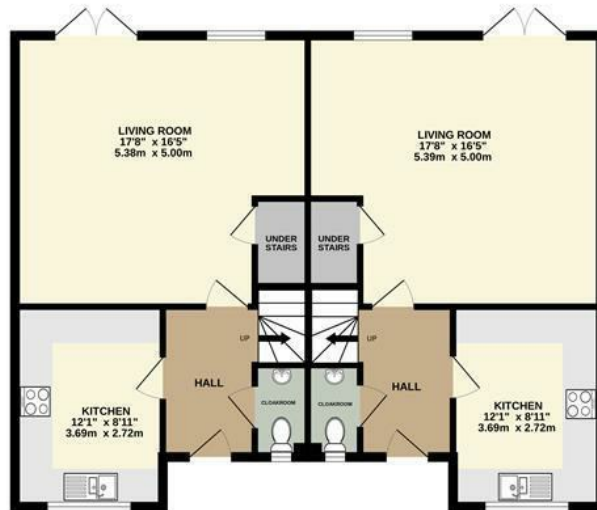
A path with a side gate leads to the;

Rear Enclosed Garden

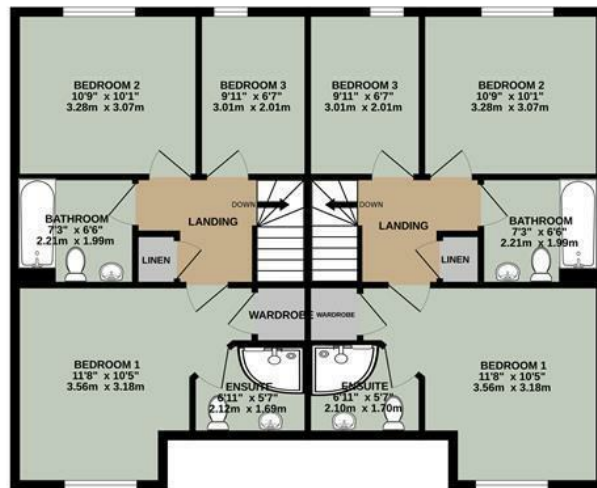
Mainly to lawn with a patio by the house.



GROUND FLOOR



1ST FLOOR



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Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(29-38) F	
(13-28) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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