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## **2 Croft Close, Lazonby, Cumbria, CA10 1AL**



- **Modern Semi Detached Cottage in a Cul-de-Sac**
- **Desirable Eden Valley Village with Open Views to the Rear**
- **Living room and Dining Kitchen**
- **2 Bedrooms + Bathroom with Shower Over the Bath**
- **Off Road Parking + Gardens to the Side and Rear**
- **Modern Electric Remote Controlled Heating + uPVC Double Glazing**
- **Tenure - Freehold. Council Tax Band - B. EPC - E**

**Price £165,000**

In the corner of a quiet cul-de-sac, within the well serviced Eden Valley village of Lazonby, 2 Croft Close is a modern semi detached cottage in an elevated position with a wonderful view from the rear across the Eden Valley to the Pennines. The accommodation comprises; Dining Kitchen, Living Room, 2 Bedrooms and a Bathroom. The property benefits from modern Electric Remote Controlled Heaters and has uPVC Double Glazing. Outside there is an Off Road Parking Space and a lovely enclosed Garden to the side and rear.

### **Location**

From Penrith, head north on the A6 and drive to Plumpton. In the village of Plumpton, turn right, signposted to Lazonby onto the B6413. Follow the road for 3.7 miles, into Lazonby and Croft Close is on the right hand side as you drop down the hill.

### **Amenities**

Lazonby is a popular village in the delightful Eden Valley with its glorious open countryside. In the village there is an infant and junior school, church, village hall, 1 public house, a Co-Op store and Post Office, garage 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, having excellent transport links through the M6, A66, A6 and the main West coast railway line. There is a population of around 17,000 people and facilities include: infant, junior and secondary schools. 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.

### **Tenure Freehold**

The property is freehold and the council tax is band B.

### **Viewing**

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

## **ACCOMMODATION**

### **Entrance**

Through a hardwood panelled door to the:

### **Dining Kitchen 10'5 x 13'8 (3.18m x 4.17m)**

Fitted with a range of cream shaker style fronted units and a granite effect work surface incorporating a stainless steel single drainer sink with mixer tap and tiled splashback. There is a built electric oven and a ceramic hob with a stainless steel splashback and cooker hood, an integral fridge freezer and plumbing for a washing machine and dishwasher. The floor is tiled. There is a modern electric remote control radiator, a uPVC double glazed window faces to the front and doors open to the understairs cupboard.



### **Living Room 13'13'8 (3.96m'2.44m)**

A uPVC double glazed window to the rear looks out over the village and across the Eden valley to Kirkoswald. There are two remote controlled modern electric radiators, a TV point, a double glazed window and hardwood door to the rear garden and stairs to the first floor.



### **First Floor-Landing**

A ceiling trap gives access to the roof space and there is a recessed airing cupboard and hot water tank and shelves.

### **Bedroom One 12'2 x 10'4 (3.71m x 3.15m)**

A uPVC double glazed window to the rear looks out over the village and the Eden valley and there is a walk in wardrobe with hanging and shelving space.



### **Bedroom Two 8'10 x 6'11 (2.69m x 2.11m)**

Having a uPVC double glazed window to the front, an electric panel wall heater and recessed wardrobe with hanging and shelving.

### **Bathroom**

Fitted with a toilet and wash hand basin set in a unit with concealed cistern and storage cupboard. The bath has a Mira electric shower over. The walls and floor are tiled, the ceiling has recessed downlights and there is an electric heated towel rail and uPVC double glazed window to the front.



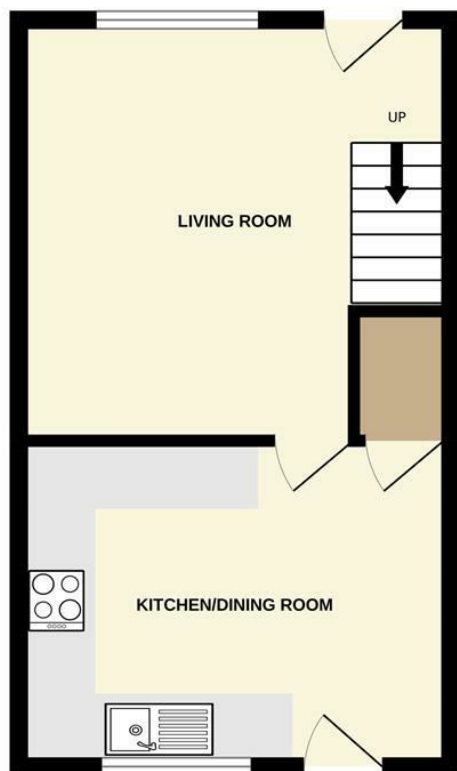
### **Outside**

To the front is a shared parking and turning area with allocated parking space.

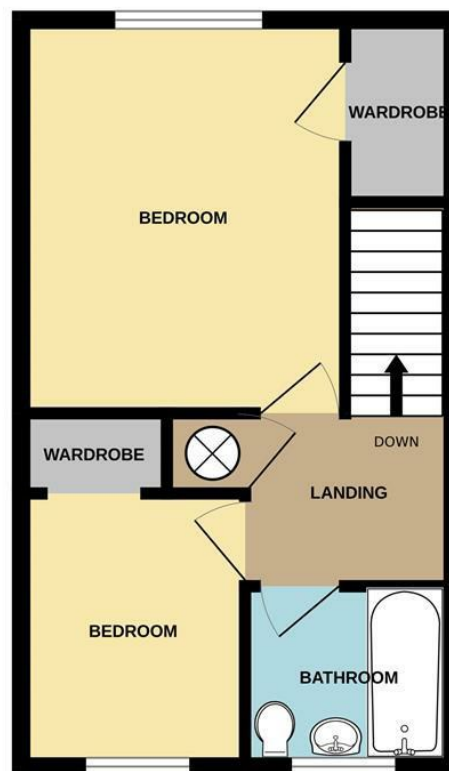
A gate to the side of the house looks to the garden which extends to the side and rear with a lawn, shrub and flower borders and a decked seating area.



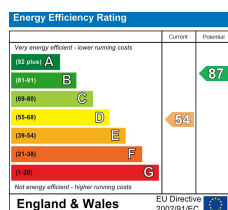
GROUND FLOOR



1ST FLOOR



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