



Shap

£400,000

3 The Lynchetts, Shap, Penrith, CA10 3LR

Welcome to your dream family home, thoughtfully designed to offer the perfect blend of functionality, comfort and style. With generous living space throughout which creates an ideal setting where lasting memories can be made and cherished for years to come. Boasting spacious and versatile accommodation, the home features two well-proportioned reception rooms, offering ample space for relaxing, entertaining and family life. Outside you'll find a large enclosed garden, perfect for children to play safely and outdoor entertaining. Practicality is equally well catered for, with a private driveway providing off-street parking, complemented by the added benefit of an integral garage for secure parking.

Quick Overview

4 Bedroom detached family home

Kitchen/ dining room

Spacious living room

Conservatory

Bedroom 1 with En- suite

Recently fitted boiler

Low maintenance front garden with
enclosed rear garden

Driveway

Integral garage

Ultrafast broadband available



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Ultrafast
broadband
available



Integral garage &
drive way

Property Reference: P0594



Kitchen



Conservatory



Garden



Rear Aspect

Step into the welcoming entrance hall, where a carpeted staircase leads to the first floor. To your left, you'll find the spacious living room, featuring a sleek gas fire with an elegant surround, creating a warm and inviting focal point, and the perfect space for entertaining family and friends. Triple glazed window to front aspect with glass French doors that open into the impressive conservatory. This light-filled room enjoys views across the rear garden and is the perfect setting for relaxing. Door access leads effortlessly onto the rear patio.

The heart of the home is the fitted kitchen/ diner, which includes an extensive range of wall and base units, complemented by generous worktop space to provide excellent storage and preparation areas. Integrated appliances include, a five-ring electric Induction hob with double oven, extractor, integrated microwave and dishwasher, with availability for a free-standing fridge/ freezer. Stainless steel sink with hot and cold taps. An added benefit, is the walk-in pantry, making this a practical and highly functional family kitchen. Two Triple glazed window and door access to the rear aspect. From here, there is also access to the integral garage which houses the recently fitted boiler, where there is availability for a washing machine, tumble dryer and further fridge.

There is also a downstairs WC for added convenience.

As you make your way upstairs, the landing greets you, complete with a handy storage cupboard to keep your home clutter free, four bedrooms and family bathroom. Bedroom 1 is a large double room, complete with fitted cupboards and En-suite. A triple glazed window to the front aspect brings in lots of natural light that creates a cosy and inviting atmosphere. The three piece En-suite features a shower, WC and vanity unit with basin and heated towel rail. Bedroom 2 is a double bedroom with triple glazed window to the rear aspect providing garden views. Bedroom 3 is a large double bedroom with fitted wardrobes and triple glazed window to the rear aspect. Bedroom 4 is a double bedroom, currently utilised as a home office with triple glazed window to front aspect. The three piece family bathroom features a shower over bath, WC and vanity unit with basin. Storage cupboard and heated towel rail. Triple glazed window to rear aspect.

As you approach the property, you'll be greeted by a low maintenance front garden, thoughtfully designed with a monoblock driveway that comfortably accommodates two vehicles. Colourful shrubs and a neatly grassed lawn adds a touch of greenery and charm. The enclosed rear garden boasts an artificial lawn, providing ample space for children to play or for you to indulge in a spot of gardening. A scattering of shrubs and chipped stones add to the texture, while the large patio allows you to enjoy summer barbecues or simply unwinding after a long day.

Shap is a small village located among fells in Westmorland and Furness approximately 10 miles from the market town of Penrith and approximately 15 miles from Kendal. The village offers a small supermarket, primary school, coffee shop and several local houses. Within easy access to the M6 motorway access for North and South.

Accommodation with approx. dimensions

Ground Floor



Kitchen



Lounge/ Dining Room



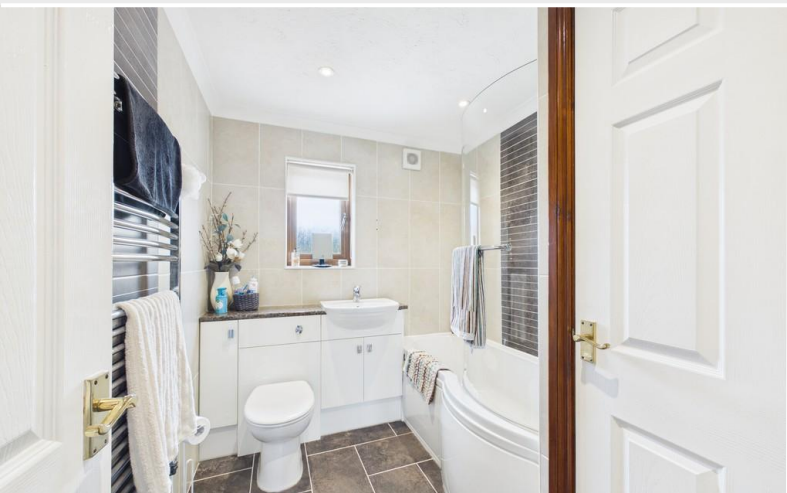
Bedroom Two



Bedroom Three



Bedroom Four



Bathroom

Entrance Hall

Kitchen 12' 2" x 17' 5" (3.71m x 5.31m)

Lounge/ Dining Room 30' 2" x 13' 5" (9.19m x 4.09m)

Conservatory 13' 1" x 9' 10" (3.99m x 3m)

Downstairs WC

Garage 18' 0" x 9' 10" (5.49m x 3m)

First Floor

Bedroom One 9' 10" x 13' 9" (3m x 4.19m)

Bedroom Two 9' 10" x 9' 10" (3m x 3m)

Bedroom Three 8' 10" x 10' 6" (2.69m x 3.2m)

Bedroom Four 10' 2" x 10' 6" (3.1m x 3.2m)

Bathroom

Property Information

Tenure

Freehold (Vacant possession upon completion)

Council Tax

Band D

Westmorland & Furness Council

Services & Utilities

Mains electricity, mains water and mains drainage. Gas central heating with recently fitted boiler

Energy Performance Certificate

Band C. The full Energy Performance Certificate is available on our website and also at any of our offices

Directions

As you enter Shap village, drive towards Jackson's Lane, turning right onto Cross Garth and continue onto The Lynchetts. The property will be on the left hand side

What3words Location

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Viewings

Strictly by appointment with Hackney & Leigh

Anti-Money Laundering

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £60.00 (inc. VAT) per individual or £50.00 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £150 (incl. vat)



Bedroom One



En-suite



Garden



Garden

[Request a Viewing Online](#) or Call 01768 593593

Meet the Team

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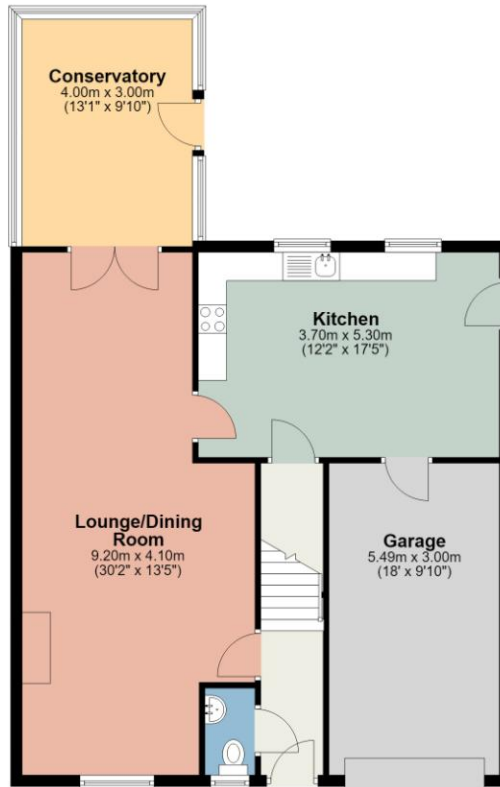


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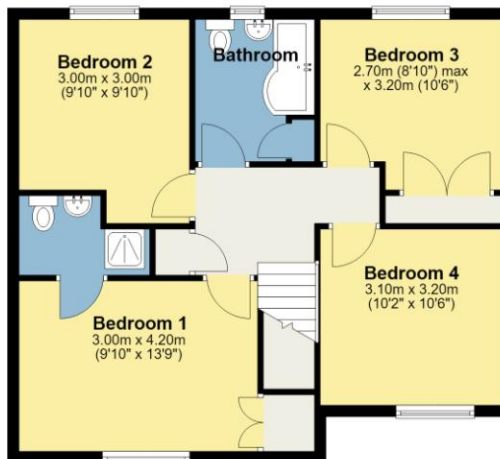
Ground Floor

Approx. 90.1 sq. metres (969.4 sq. feet)



First Floor

Approx. 61.2 sq. metres (658.3 sq. feet)



Total area: approx. 151.2 sq. metres (1627.8 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF: Plan produced using PlanUp.

3 The Lynchetts, Shap

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