



Lilac Grove
Penrith
Cumbria
CA11

Offers in Excess of £305,000

bettermove

Lilac Grove Penrith

Bettermove are proud to present this 4 bedroom detached house in Penrith.

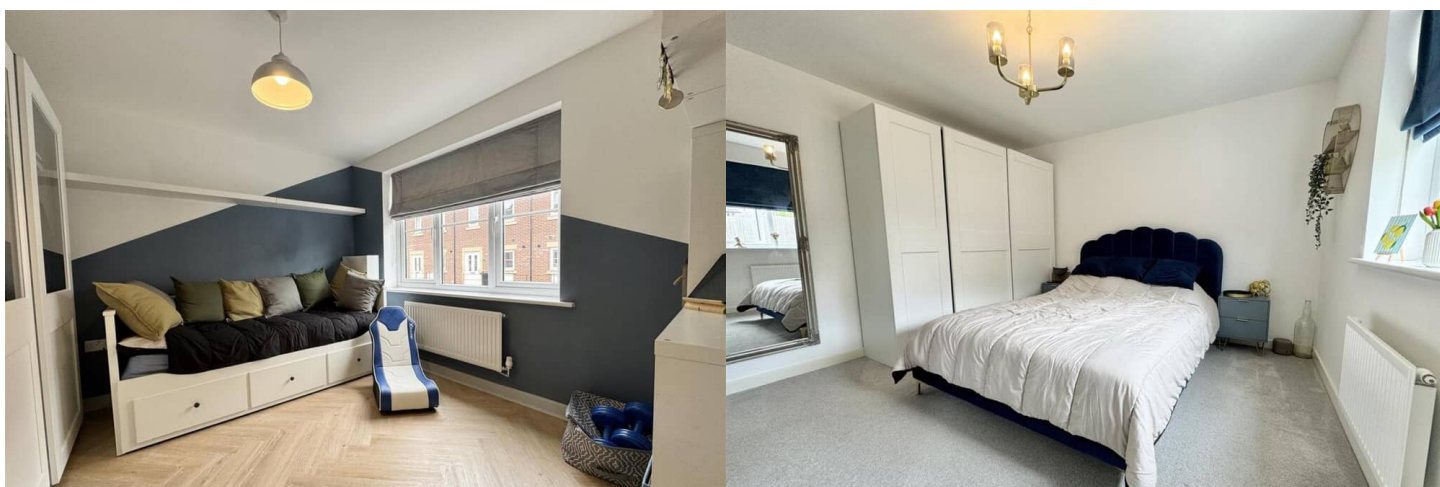
This property benefits from double glazing, 16 solar panels, with battery storage, and gas central heating throughout, as well as off road parking available via the driveway, complete with EV charger.

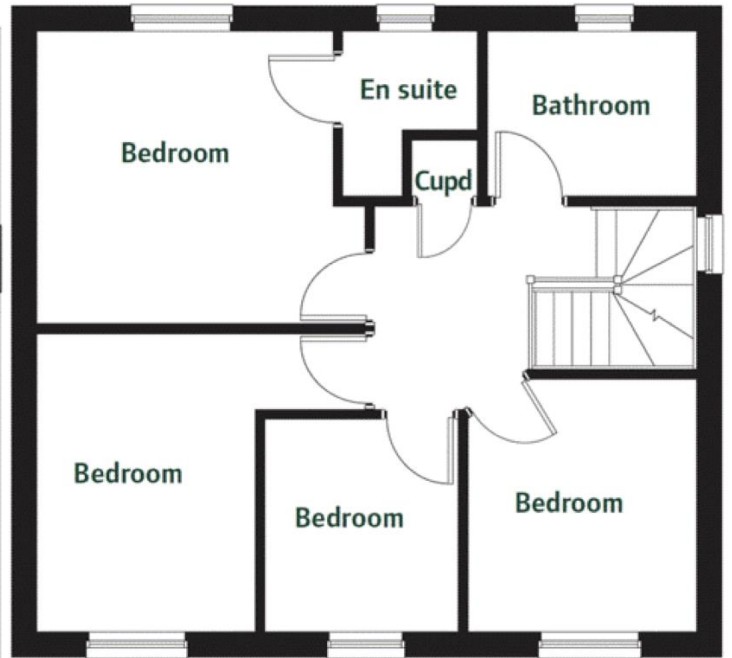
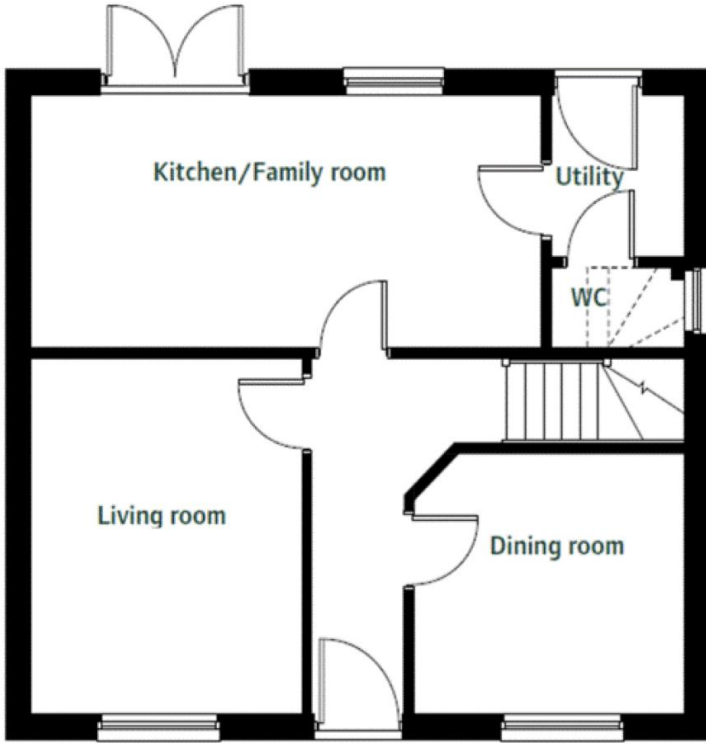
The council tax band is D.

The interior of this beautifully presented property comprises a spacious living room, dining room, which is currently used as a fifth bedroom, and fitted kitchen/diner, with attached utility room and WC on the ground floor. The first floor consists of four bedrooms, with the master bedroom benefitting from a private en-suite, alongside the family bathroom. The exterior boasts a detached garage, and a private rear garden, with both patio and lawn areas, perfect for enjoying the summer months.

Located in the popular town of Penrith, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, and schools. Excellent transport links can be found from Penrith train station, a variety of local bus routes, and quick access to the M6.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		94
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		95
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



20-22 Bridge End, Leeds, LS1 4DJ
t: 0330 004 0050 e: hello@bettermove.co.uk
www.bettermove.co.uk