



Kendal

£325,000

28 Aldercroft

Kendal

Cumbria

LA9 5BQ

This well presented modern detached family home enjoys a well planned, well balanced layout that provides four bedrooms and two full bathrooms, all of which are complemented by the large living room with its wood burning stove, a separate dining room, a fitted kitchen that opens to a breakfast room and a utility and downstairs cloakroom.

Situated on a development of similar properties to the south west of the market town of Kendal the property benefits from a quiet cul-de-sac position together with a delightful private enclosed rear garden that will appeal to the keen gardener, the driveway provides ample parking for several cars and the 17' garage offers great space either for a car or those with hobbies in mind.

Property Ref: K6143

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Splendid Living Room



Splendid Living Room



Dining Room

Description: This modern detached four bedroom, two bathroom property offers a spacious well planned layout inside and the most delightful mature gardens outside. Those that view this warm, friendly home will be delighted by the 18' living room with its wood burning stove, the dining room which opens to the garden and fitted kitchen with adjoining breakfast room that also opens to the garden and there is a downstairs cloakroom and that all important utility room that accesses the large attached garage. The property stands on a large plot with good sized gardens to the front and rear along with ample off road parking on the paved driveway. An early appointment to view is recommended and with no upward chain early possession is available.

Location: Situated to the south west of the Market Town of Kendal, the house can be approached from Milnthorpe Road (A6) by turning up Vicarage Drive and then right at the top onto Stainbank Road. Then take the first left into Aldercroft and Cedar Grove, bear left, then right and number 28 is then found on your right towards the head of this quiet cul-de-sac.

Alternatively, from Brigsteer Road turn into Underwood, continuing onto Stainbank Road and then turn right into Aldercroft and Cedar Grove.

Accommodation with approximate dimensions:

Ground Floor

Entrance Hall with part glazed door with leaded lights, radiator, coving to ceiling and staircase to first floor. Glazed double doors open to the living room.

For a Viewing Call 01539 729711



Dining Room

Cloakroom vanity unit with wash hand basin, WC, radiator and double glazed window.

Living Room 18' x 11' 1" (5.49m x 3.38m) a warm and welcoming room with double glazed bay window to the front garden and double glazed window to the side. Attractive slate fire surround with deep hearth and wood burning stove. Coving to ceiling two radiators and TV aerial point - open to:

Dining Room 11' 9" x 9' 1" (3.58m x 2.77m) with UPVC double glazed French doors opening to the rear garden. Coving to ceiling, radiator.

Fitted Kitchen 11' 9" x 8' (3.58m x 2.44m) overlooking the rear garden. Fitted with a range of wall and base cupboards with complementary working surfaces and co-ordinating part tiled walls. Inset bowl and half stainless steel sink unit and concealed down lights. Built in double oven and four ring gas hob with cooker hood and extractor over, plumbing for dishwasher. Laminated flooring through to:

Breakfast Room 8' 4" x 7' 6" (2.54m x 2.29m) again with UPVC double glazed French doors opening onto a patio and the rear garden. Coving to ceiling, radiator and dado rail.

Utility Room 8' x 5' 7" (2.44m x 1.7m) with fitted cupboard, work surface and plumbing for washing machine. Wall mounted Potterton gas fired boiler. Part glazed door to the side. Door into the garage.



Bedroom 2



Bedroom 2



Fitted Kitchen



Bedroom 3



Bedroom 4

First Floor

Spacious Landing double glazed window with pleasant aspect. Airing cupboard with hot water cylinder. Access to roof space.

Master Bedroom 11' 8" x 9' 9" (3.56m x 2.97m) with two double glazed windows and a pleasant open aspect. Radiator.

En-Suite Bathroom with complementary part tiled walls and a three piece suite comprising; panel bath with Mira shower, vanity unit with wash hand basin and WC. Shaver point, radiator and double glazed window.

Bedroom 2 10' 1" x 9' 3" (3.07m x 2.82m) overlooking the rear garden, double glazed window and radiator.

Bedroom 3 8' 0" x 7' 4" (2.44m x 2.24m) with aspect over the rear garden, radiator and double glazed window.

Bedroom 4 8' 3" x 7' 6" (2.51m x 2.29m) enjoying a pleasant aspect to the front, radiator and double glazed window.

Bathroom complementary part tiled walls and a three piece suite comprising; panel bath with shower over, WC and vanity unit with wash hand basin and toiletry display. Extractor fan.

Outside:

Attached Garage 17' 7" x 8' 1" (5.36m x 2.46m) with double timber doors, power and light. Butler sink with cold water tap, tiled floor and access to roof space.

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Breakfast Room



Breakfast Room



Master Bedroom



Bathroom



En-Suite Bathroom

To the front of the garage is a good paved driveway providing ample parking for several vehicles.

The front garden has a private sheltered sitting area under the living room window which is screened by the colourful plants, shrub's and trees. To the side is a useful storage shed and access to the far side of the garage leads round to a large private and secluded garden with a large paved patio for outdoor entertaining. For those who love their plants the garden that the vendor has created will be delighted by the mature trees and conifers, and the wide variety of plants and shrubs that provide a riot of colour throughout the seasons and which offer a haven for many types of birds. At the top of the garden is a further almost secret sitting area together with a large greenhouse and timber garden shed.

Services: mains electricity, mains gas, mains water and mains drainage.

Tenure: Leasehold - held on the balance of a 999 year from 1994

Ground Rent - Current rent is £65 per annum

Council Tax: South Lakeland District Council - Band E

Viewing: Strictly by appointment with Hackney & Leigh - Kendal Office

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

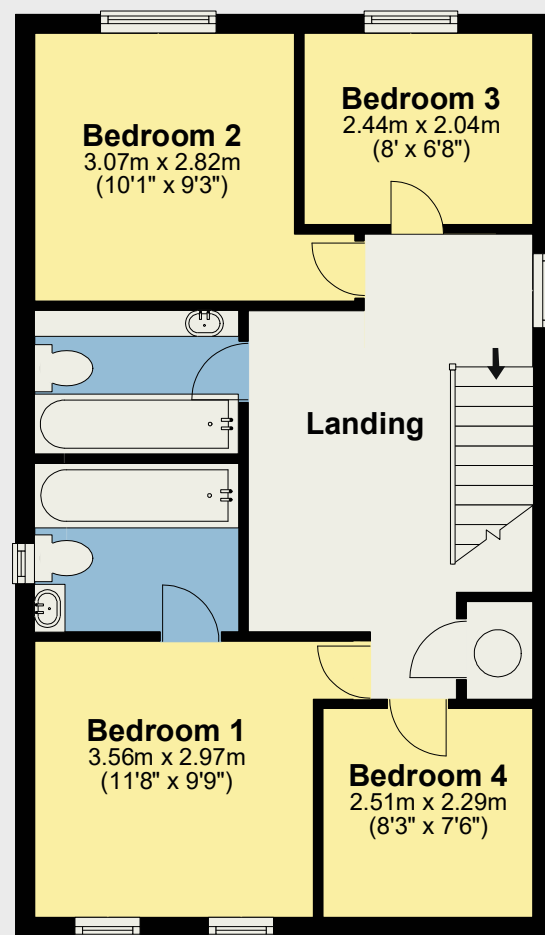
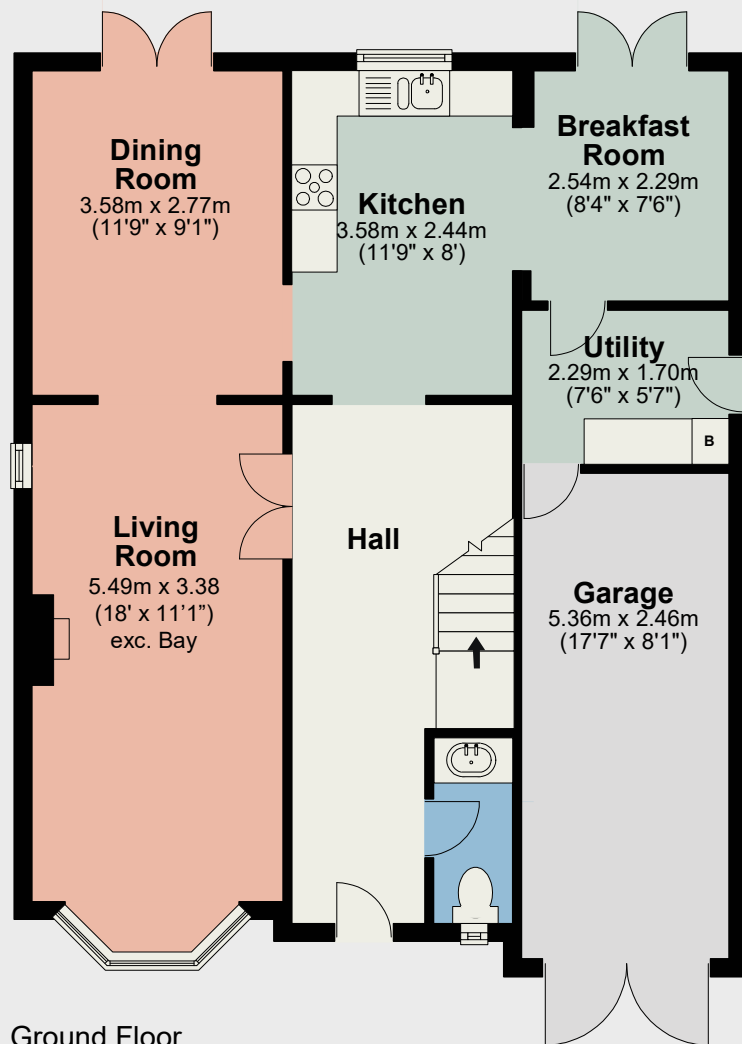
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Secluded patio with garden beyond



Os Map



Total area: approx. 131.0 sq. metres (1410.2 sq. feet)

For illustrative purposes only. Not to scale. REF: K6143

A thought from the owners...This has been the ideal home in which to raise my children and also to create my perfect secret garden.

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