



MILNE MOSER
SALES + LETTINGS



**191 Vicarage Drive,
Kendal,
LA9 5BS**

£255,000





OVERVIEW

Positioned towards the top of Vicarage Drive, with bus route closeby, this three bedroom bungalow is ideal for those looking for a modern up to date home. Contemporary décor, stylish bathroom, kitchen with quality appliances along with gas central heating and UPVC double glazing really make this property worthy of viewing. A principal bedroom has been created in an extension at the rear and has an ensuite shower room, the two remaining bedrooms are both good sizes and there is a lounge diner. The garden has been landscaped for ease of maintenance and there is driveway parking for a number of cars and a garage.







ACCOMMODATION

A UPVC double glazed door leads into:

ENTRANCE HALL

Built in coat cupboard which also houses the boiler, downlights to the ceiling and a telephone point.

LOUNGE/DINER

16' 1" x 11' 4" (4.9m x 3.45m)

A good sized UPVC double glazed window faces the front aspect overlooking Vicarage Drive. Inset gas fire, downlights to the ceiling and a radiator. Telephone and television points.

INNER HALL

Doors lead to the kitchen, bathroom and two bedrooms and through to the extension at the rear. Loft hatch/access (fully boarded and insulated with a drop down ladder) and downlights.

KITCHEN

9' 9" x 8' 4" (2.97m x 2.54m)

A UPVC double glazed window and door face the side aspect and look onto a patio area. Fitted with white gloss base and wall units with quartz style worktops which incorporate the inset sink and draining board. Induction hob with hood over, electric oven and combination microwave, integrated fridge and freezer. Plumbing for a washing machine, downlights and a radiator.

BEDROOM

12' 5" x 8' 1" (3.78m x 2.46m)

UPVC double glazed window facing the side elevation. Radiator and downlights.

BEDROOM

8' 10" x 8' 5" (2.69m x 2.57m)

Overlooking the rear garden and over rooftops, there is a UPVC double glazed window, downlights and a radiator.



ACCOMMODATION CONTINUED

BEDROOM

11' 9" x 9' 10" (3.58m x 3m)

A couple of steps lead down into the principal bedroom which has two UPVC double glazed windows, a radiator, downlights and television point.

SHOWER ROOM

Fitted with a three piece suite comprising quadrant shower cubicle, pedestal wash hand basin and a WC. Aqua panelling to the walls, downlights and an extractor. A frosted UPVC double glazed window faces the side aspect.

BATHROOM

A frosted UPVC double glazed window to the side aspect. Shower bath with screen and shower head, WC and pedestal wash hand basin. Aqua panelling to the walls, contemporary vertical radiator, extractor and downlights.

EXTERNAL

The front garden has been gravelled for ease of maintenance and a pathway leads to the front door. The driveway has parking for a number of cars and leads to the garage. Gates at either side lead to the side and rear garden spaces. Adjacent to the kitchen is a patio with steps to a lower garden. Artificial grass, further patio and enclosed by fencing. Tap and external socket.

GARAGE

16' 11" x 9' 5" (5.16m x 2.87m)

Up and over door, frosted UPVC double glazed window, power and light.





DIRECTIONS

Leaving Kendal to the south on A6, Milnthorpe Road, turn alongside the college onto Vicarage Drive. Follow up the hill past the primary school and round the bend. The property is located to the top of Vicarage Drive, prior to the junction with Stainbank Road.

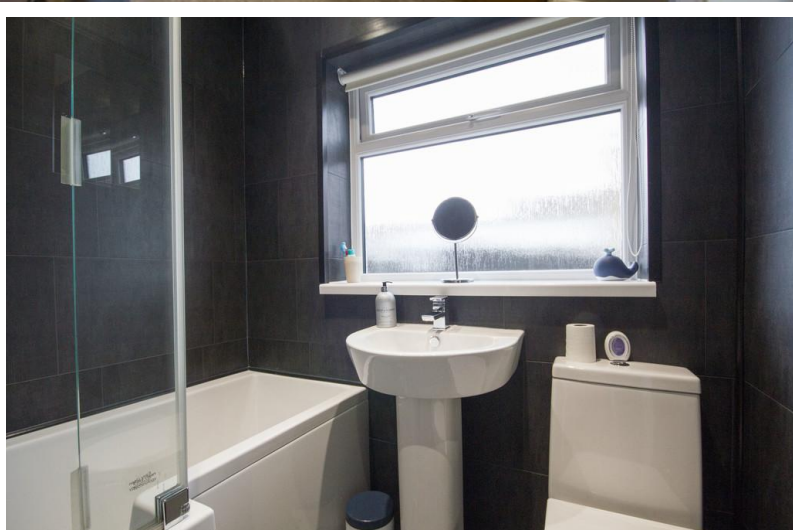
GENERAL INFORMATION

Mains Services: Water, Gas, Electric and Drainage

Tenure: Freehold

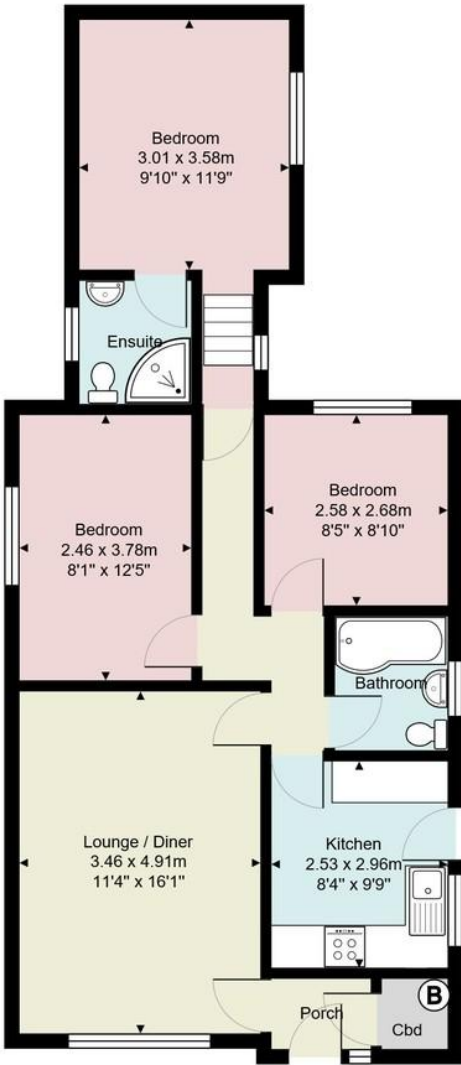
Council Tax Band: C

EPC Grading: D





FLOOR PLAN



This plan is for illustrative purposes only and should be used as such by any prospective purchasers. The appliances and systems shown have not been tested and no guarantee to their operability or efficiency can be given. Measurements are approximate and for display purposes only

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