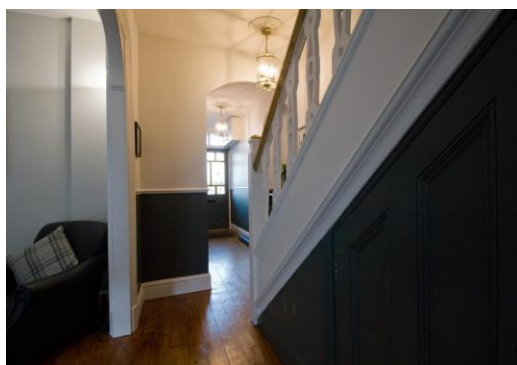
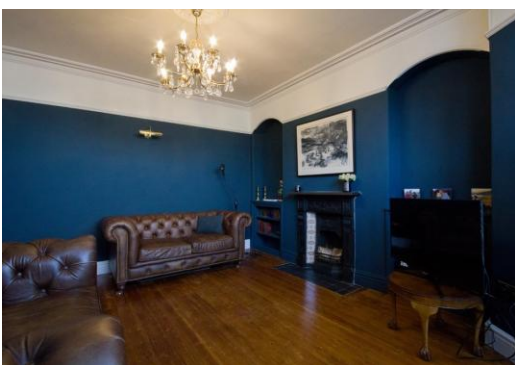


MILNE MOSER
SALES + LETTINGS



**12 Belmont,
Kendal,
LA9 4JP**

£400,000





OVERVIEW

Beautifully presented family home laid out over three levels. With many retained period features including dado rails, leaded windows, deep skirtings and original wooden flooring. Offering three reception rooms with a wood burning stove and open fire, good sized kitchen and four double bedrooms plus a study. This is a family home that needs no fancy introduction.

From the photos it is clear to see that the property has been tastefully decorated by its current owners to maximise on this home's wow factor. Completing the above is a wonderfully landscaped garden and detached garage. Definitely one to view before it's snapped up.







ACCOMMODATION

The property is accessed through a wrought iron gate and over a small walled garden area to a covered porch.

ENTRANCE HALL

Entered through an ornate stained glass wooden door, central ceiling light, dado rail, cast iron radiator, original coving and stairs to first floor.

LOUNGE

16' 00" x 12' 10" (4.88m x 3.91m)

Good sized room with original wooden floor, two wall lights, central ceiling light and radiator. Open fire with tiled hearth and surround, bay window, wooden shutters to the front and original coving.

FAMILY LOUNGE

9' 08" x 13' 11" (2.95m x 4.24m)

Open to the hallway this family area offers additional entertaining space with original wooden flooring, wood burner set to hearth with surround. Two recesses either side offering cupboard space and shelving, wooden double glazed window to the rear, two wall lights, central ceiling light and radiator.

KITCHEN

12' 06" x 9' 03" (3.81m x 2.82m)

Fitted with a range of base, wall and drawer units with worktop over incorporating one and a half bowl sink and drainer with mixer tap, integrated Neff oven and hob with cooker hood over. Space for upright fridge/freezer and dishwasher. Under counter lights, tiled splashbacks, original wooden flooring and radiator. Wooden sliding sash window to side and wooden door with glazed inserts leading into:

SUN ROOM/DINING ROOM

11' 06" x 10' 04" (3.51m x 3.15m)

Currently laid out as a dining room this bright space can be used in a multitude of ways. Tiled floor, central ceiling light and radiator. Two Velux windows, two wooden double glazed windows to the side and floor to ceiling windows flank a set of wooden patio doors leading to the rear patio garden. Cupboard with space for dryer and plumbing for washing machine and further wooden door with glazed inserts.

FIRST FLOOR LANDING

Split landing offering access to the study and bathroom, further steps lead to the two bedrooms and second floor. Two ceiling lights, dado rail and stained glass roof light allowing natural light through.



ACCOMMODATION CONTINUED

STUDY

5' 09" x 9' 03" (1.75m x 2.82m)

Cupboard with shelving and housing hot water tank, Vaillant wall mounted boiler, central ceiling light and radiator. Wooden window to the rear.

BATHROOM

6' 08" x 5' 09" (2.03m x 1.75m)

Three piece suite comprising of panelled bath with Triton shower over, pedestal wash hand basin and low level WC. Interior stained glass feature window, Velux window, wooden glazed window to the side, partly tile and moveable spot lights to ceiling.

BEDROOM

13' 01" x 10' 02" (3.99m x 3.1m)

Double room with wooden sliding sash window to the rear, feature fire with hearth, picture rail, radiator and central ceiling light.

BEDROOM

12' 05" x 17' 00 widest point" (3.78m x 5.18m)

Double room with original wooden flooring, wooden single glazed window to the front with far reaching views over rooftops towards the fields beyond and Kendal Castle. Two wall lights, central ceiling light, cast iron radiator, coving, and picture rail. Decorative fireplace set to heath with surround and inset tiling and picture rail.

SECOND FLOOR LANDING

Velux window, loft access and central ceiling light.

BEDROOM

13' 00" x 10' 02" (3.96m x 3.1m)

Double room, wooden double glazed window to the rear, central ceiling light and radiator. Triple wardrobe offering hanging space and shelving.

BEDROOM

11' 11" x 13' 07" (3.63m x 4.14m)

Double room with feature leaded window to front offering far reaching views towards Kendal Castle and the rolling hills beyond. Beams to ceiling, radiator, and central ceiling light. Two cupboards offering shelving and hanging space.

SHOWER ROOM

Comprising of wall mounted wash hand basin, low level WC and shower cubicle with Mira mixer shower. Tiled splashbacks, spot lights to ceiling, extractor and wooden opaque glazed window.

REAR PATIO GARDEN

To the rear of the property is a well maintained tiered garden offering stocked borders, established climbers and flagged sun terraces. Water feature, outside lighting and water tap.

GARAGE

18' 6" x 8' 6" (5.64m x 2.59m)

Situated close by, single garage with up and over door. Power and light.





DIRECTIONS

From our office on Highgate, proceed to the traffic lights adjacent to the town hall. Bear left onto Allhallows Lane and follow round the bend onto Beast Banks. Belmont is a turning on the hill to the right with the property being just down on the left hand side.

GENERAL INFORMATION

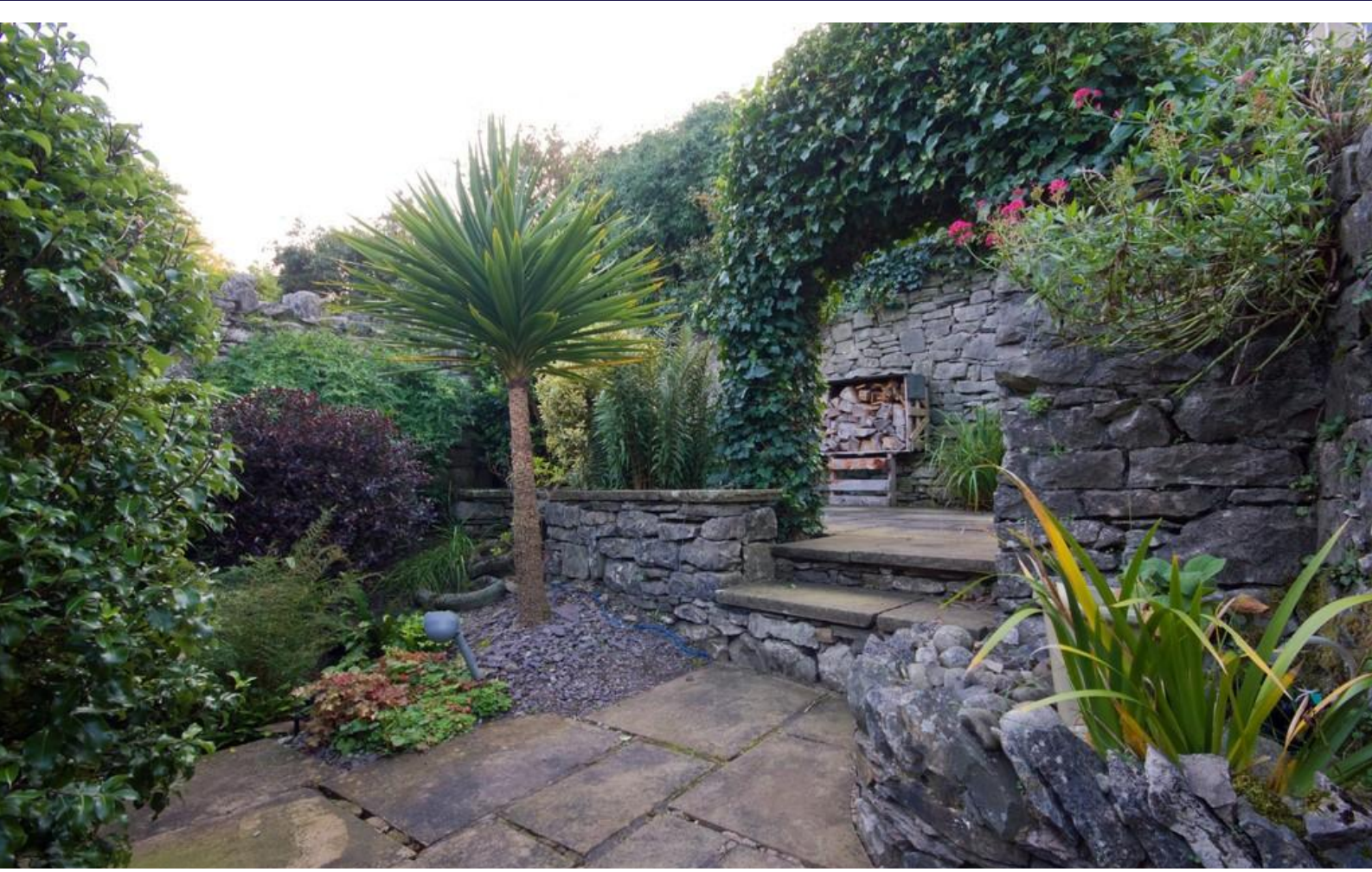
Mains Services: Water, Gas, Electric and Drainage

Tenure: Freehold

Council Tax Band: D

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

These particulars are set out as a general outline in accordance with the Consumer Protection from Unfair Trading Regulations 2008 only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in the employment of Milne Moser has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. Intending purchasers and lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property. The information provided by the vendor in these particulars is based on the opinion of the vendor only and any intending purchaser, lessee or third party should not rely upon this information as a statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of the information provided.

