



MILNE MOSER
SALES + LETTINGS



**33 Vicars Fields
Kendal
Cumbria
LA9 5NB**

£179,950





Immaculately presented, having been updated throughout by the current vendors, this three bedroom semi detached house is ideal for young families and in a cul de sac location close to a play park. Modern styles of decor are tastefully combined with quality fittings and both the kitchen and bathroom have been updated. Two of the bedrooms are doubles and there are pleasant outlooks over gardens, the park and partially across Kendal. The rear garden is terraced and there is a partial built outhouse/store. Ample parking has been created at the front with space for three vehicles.

ACCOMMODATION

The tarmac'd driveway leads to:

ENTRANCE HALL

The UPVC door leads into the vestibule/hallway. Stairs lead to the first floor and there is a radiator and ceiling light. An oak door leads to:

LOUNGE

13' 9" x 12' 10" (4.19m x 3.91m)

UPVC double glazed window faces the front aspect. A well decorated room with a focal multi fuel stove set to a slate tiled hearth. Downlights to the ceiling, a radiator, TV/Satellite cabling and a telephone point. Useful built in cupboard under the stairs with a window and light.

KITCHEN

16' 4" x 6' 11" (4.98m x 2.11m)

Replaced in recent years, the kitchen is now stylish room with high quality fittings. Grey shaker style base and wall units are complemented by solid polished pale worktops and metro tiling.

One and a half bowl sink with drainer, space for a fridge freezer and plumbing for a washing machine. Gas hob with canopy over, electric oven, under unit lighting and downlights. A breakfast bar has been integrated into the worktops and there is a UPVC double glazed window and door.

LANDING

Having access to the loft and a UPVC double glazed window to the side. Ceiling light.

BEDROOM

12' 1" x 8' 9" (3.68m x 2.67m)

A UPVC double glazed window faces the rear aspect with pleasant garden outlook. Downlights, radiator and TV cabling.

BEDROOM

9' 6" x 8' 11" (2.9m x 2.72m)

Facing the front the second double bedroom has an outlook toward the play park at the side, a radiator and ceiling light. UPVC double glazed window.



ACCOMMODATION CONTINUED

BEDROOM

8' 7" x 7' 2" (2.62m x 2.18m)

Also facing the rear, the third bedroom has a ceiling light, radiator and a UPVC double glazed window.

BATHROOM

6' 4" x 5' 8" (1.93m x 1.73m)

Frosted UPVC double glazed window to the front elevation. Fitted with a stylish contemporary suite comprising bath with shower over and glass screen, a pedestal wash hand basin and a WC. Fully tiled, there is a heated chrome towel rail, extractor, downlights to the ceiling and an illuminated mirror.

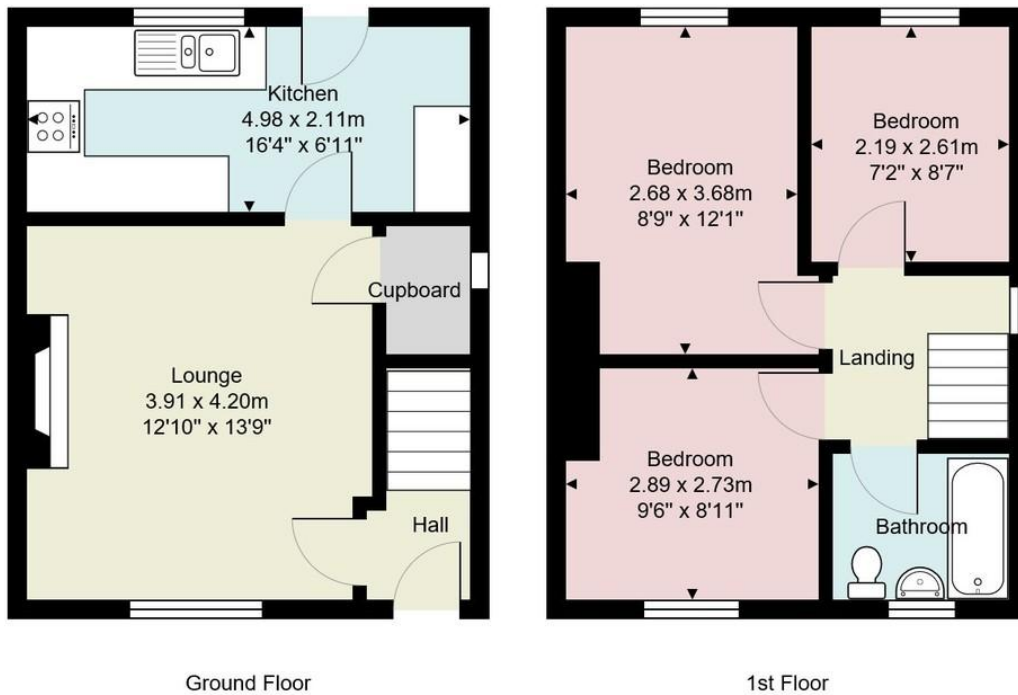
EXTERNAL

To the front of the property is an extensive tarmac'd driveway with parking for three cars. A gate leads to the side. Enclosed, the rear garden is terraced with a flagged area close to the house and steps leading to upper levels.

The rear garden does require some landscaping and is a great opportunity for buyers to create their space. Partially built is a block built outhouse/store which ingoing owners may like to finish.



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

DIRECTIONS

Entering Kendal from the south on A6 Milnthorpe Road, turn left onto Glebe Rise. At the roundabout turn left up Anchorite Road with Vicars Fields being a turning on the left at the top of the hill prior to turning onto Echo Barn Hill. The property is located to the right hand side towards the end of the cul de sac.

GENERAL INFORMATION

Mains Services: Water, Gas, Electric and Drainage
 Tenure: Freehold
 Council Tax Band: B
 EPC Grading: D

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