



Kendal

£425,000

124 Burneside Road

Kendal

Cumbria

LA9 4RZ

An impressive and substantial stone built Edwardian semi-detached house with generous proportioned accommodation that is well laid out and arranged over three floors including five bedrooms and three bathrooms, and two reception rooms. This beautifully presented property has been tastefully refurbished offering a warm welcoming atmosphere that all that view will enjoy.

The calm and friendly character will impress you immediately you enter the delightful hallway and then it just gets better. Outside is a detached garage and utility room and landscaped paved gardens. A real home for the family with lots of space to live, work and play in and just on the edge of town.

Property Ref: K6304

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Living Room



Sitting Room



Breakfast Kitchen

Description: A warm and welcoming home for 21st century living, yet retaining the charm and elegance of its period. On entering the hallway you will begin to appreciate the attention and thought that has gone into the modernising of this large family home. Laid out over three floors the property has extensive accommodation for the family with two reception rooms, a sunny breakfast kitchen, three bathrooms and five bedrooms. Many of the original features have been retained with deep skirting's and architraves and original plaster cornicings, the modern influences are the double glazed windows, gas central heating, modern bathrooms and the splendid breakfast kitchen. To complete the picture there is a detached garage and useful undercroft utility room, and easy to manage landscaped gardens. The next step is to view, you will not be disappointed!

Location: The property can be found by leaving Kendal on the Windermere Road and at the traffic lights take the right turning onto Burneside Road. Follow the road along, passing the turning to Dockray Hall Road, the property can then be found on your left hand side just before the turning to Horncop Lane. Access to the garage is off Horncop Lane.

For a Viewing Call 01539 729711



Sitting Room

Ground Floor

Open Porch with original Edwardian tiled flooring.

Entrance Hall warm and welcoming with original part glazed door with matching side panels and fan light over and attractive oak flooring. Alcove with attractive cloaks hanging, radiator and telephone point. Picture rail and deep plaster corning. Attractive stair case to first floor and useful under stairs cupboard with power and light.

Cloakroom with WC, wash hand basin and tiled splash back.

Living Room 16' 5" x 11' 8" (5m x 3.56m) a pleasant room with bay window, original plaster corning and picture rail. Recessed shelving, attractive timber fireplace with marble inset and hearth living flame gas fire, radiator and TV aerial and telephone point. Glazed panelled double doors to and oak flooring through into:

Dining/Sitting Room 13' 11" x 11' 5" (4.24m x 3.48m) a cosy room with two windows, picture rail and built in cupboard with shelving above. Attractive oak fireplace with polished inset, slate hearth and inset living flame gas fire. TV aerial and telephone point.

Breakfast Kitchen 15' 7" x 9' 10" (4.75m x 3m) warm and inviting with three windows. Fitted with an attractive range of bespoke timber wall and base units with complementary 'Wenge' wood worktops and Belfast sink with mixer tap and tiled splashbacks. Kitchen appliances include an integrated dishwasher and Range Master cooker with cooker hood. Radiator and tiled flooring. Step up



Living Room



Sitting Room



Breakfast Kitchen



Bathroom



Bedroom 3

to dining area with 'Wenge' wood flooring and built in seating with storage under, TV aerial point. Part glazed door to:

Open Rear Porch With Velux window, shelving and tiled flooring.

First Floor

Split Landing with access to roof space with boiler, power and light.

Bedroom 1 (front) 16' 11" x 15' 3" (5.16m x 4.65m) a large double bedroom with bay window and excellent timber built in wardrobes with mirrored doors and drawer fitments. Radiator and telephone and TV aerial point.

En-suite Shower Room - complementary tiled walls and attractive laminate flooring. A three piece suite comprises; tiled shower cubicle, WC and wash hand basin. Extractor fan, heated towel rail, down lights.

Bedroom 2 (rear) 14' 0" x 10' 11" (4.27m x 3.33m) a good double bedroom with attractive oak flooring, radiator and telephone and TV aerial point.

Bedroom 3 (rear) 10' 0" x 9' 3" (3.05m x 2.82m) pretty Victorian fireplace with tiled hearth, radiator.

Bathroom complementary part tiled walls and attractive tiled flooring, radiator. A three piece suite comprises; panel bath with Mira shower over and fitted furniture with wash hand basin and WC. Shelved linen cupboard. tiled flooring.

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Bedroom 1 with en-suite

Second Floor

Landing With Velux window.

Bedroom 4 (front) 14' 0" x 13' 1" (4.27m x 3.99m) a delightful room with dormer window and seat enjoying views across to Benson Knott. Large walk in wardrobe and excellent eaves storage. Radiator and attractive oak flooring. TV aerial and telephone point.

En suite Shower - complementary tiled walls with inset mirror, extractor fan, down lighting and laminate flooring. A three piece suite comprises; shower cubicle and fitted furniture with wash hand basin and WC.

Bedroom 5 (rear) With Velux window, radiator, attractive oak flooring and TV aerial and telephone point.

Outside:

Detached Garage with up and over door. Power and light. Overhead storage areas. There is a versatile undercroft utility room with fitted wall and base units with complementary worktops, plumbing for washing machine, power and light.

The front garden is walled and gated with gravelled and planted areas and to the rear a delightful private enclosed courtyard style garden garden with patio area, planted beds and wall lights.



En-suite to Bedroom 1



Split Landing



Bedroom 2



Bedroom 4 with en-suite and walk-in wardrobe



Bedroom 4

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

Tenure: Freehold

Council Tax: South Lakeland District Council - Band E

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

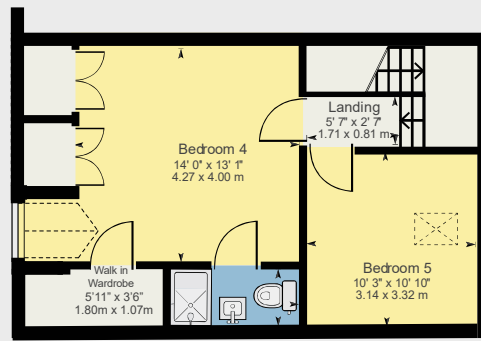
Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.

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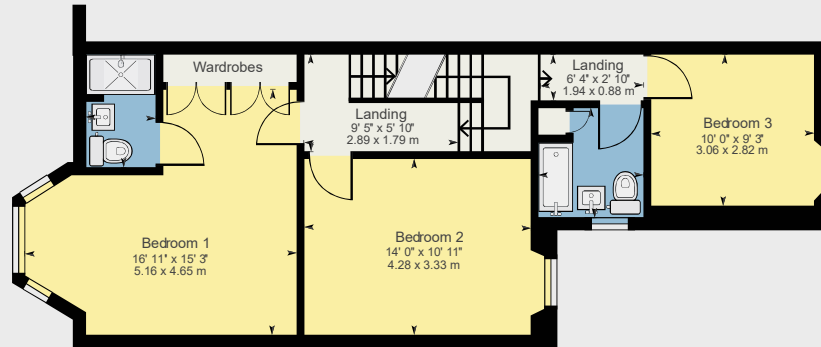


Bedroom 4 with en-suite and walk-in wardrobe

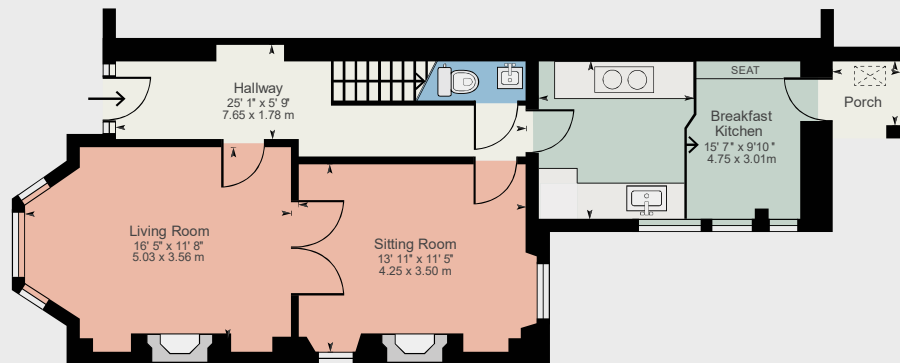




2nd Floor



1st Floor



Ground Floor

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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