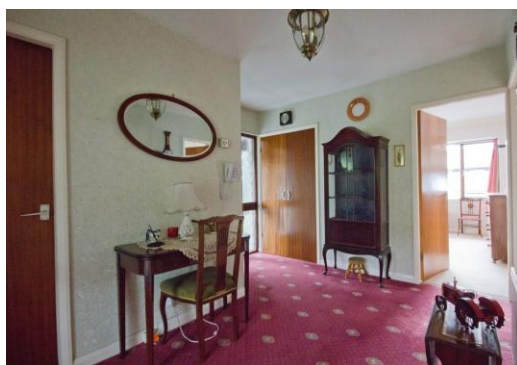




MILNE MOSER
SALES + LETTINGS



**70 Windermere Road,
Kendal,
LA9 5EP**

£300,000





OVERVIEW

Prime positioned property ready for its next new owner. Situated on the sought after Windermere Road this property offers elevated views to the front over rooftops to the distant hills beyond. Offering three double bedrooms split over two floors with good sized lounge and open plan kitchen/diner. Modern bathroom suite, further en-suite and ample storage. The versatility of this home could be used to create either a teenagers haven downstairs or offer a family member their own space. Outside the garden is perfectly manicured with pristine borders and views towards the golf course.







ACCOMMODATION

PORCH

Steps lead to a PVC wooden door with glazed inserts and glazed windows to the side and front. Central ceiling light and wooden door with opaque glazed inserts leading into:

ENTRANCE HALL

Double cupboard offering hanging space and shelving, radiator and central ceiling light.

LOUNGE

16' 04" x 13' 05" (4.98m x 4.09m) widest point
Good sized room with a focal gas fire set to hearth with wooden surround and mantle over, recess alcove with cupboard and shelving. Central ceiling light, TV point and radiator. Wooden glazed window to front and side.

KITCHEN/DINER

9' 09" x 16' 10" (2.97m x 5.13m)

Accessed through a wooden door with glazed inserts.

Kitchen Area:

Fitted with a range of base, wall and drawer units with worktop over incorporating stainless steel sink and drainer. Integrated oven, grill and hob, tiled splash backs, space for washing machine and under counter fridge/freezer. PVC wooden glazed window to the rear offering views over the garden and the fields beyond.

Dining Area:

Double cupboard offering shelving and housing the lagged hot water tank, radiator and central ceiling light. Sliding patio doors to the rear garden and patio.

BEDROOM

12' 04" x 11' 09" (3.76m x 3.58m) widest point

Double room with wooden glazed window to the front, radiator, TV point and radiator. Double cupboard offering shelving and hanging space.



ACCOMMODATION CONTINUED

BEDROOM

12' 09" x 9' 10" (3.89m x 3m)

Double room, wooden glazed window to the rear with garden view, radiator and central ceiling light. Single cupboard offering shelving and hanging space.

STAIRS TO LOWER GROUND FLOOR

Lower level inner hall with cupboard offering under stairs storage and cupboard, central ceiling light and radiator.

BEDROOM

13' 00" x 11' 06" (3.96m x 3.51m) widest point

Double room with wooden glazed window to front, two spot lights to ceiling and radiator.

ENSUITE

7' 01" x 4' 03" (2.16m x 1.3m) into shower

Comprising of low level WC, pedestal wash hand basin and shower cubicle with Mira mixer shower. Fully tiled, extractor and spot lights to ceiling. Wooden opaque glazed window to the front.

GARAGE

19' 08" x 15' 01" (5.99m x 4.6m) widest point

Electric up and over door, central ceiling light, power and light, wall mounted boiler and plumbing for washing machine.

OUTSIDE

Front:

To the front is parking, garage access and a small raised area with well established shrubs. Access to both sides.

Rear:

The rear garden is mainly laid to lawn with a paved patio area, shrub filled borders and is fully enclosed. Offering views towards the allotments and fields beyond.





DIRECTIONS

Leaving Kendal on Windermere Road, proceed up the hill. At the top of the hill the property can be found identified by our "For Sale" board on the left-hand side.

GENERAL INFORMATION

Mains Services: Gas, Water, Electric and Drainage are connected

Tenure: Freehold

Council Tax: Band D

EPC Grading: E





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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