



151 Stainbank Road, Kendal
Asking Price £350,000

Your Local Estate Agents
Thomson Hayton Winkley



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ACCOMMODATION

151 Stainbank Road is a fine detached family home enjoying a pleasant position on a popular residential development to the south of Kendal. The property is conveniently placed for the many amenities available both in and around the market town and offers easy access to the Lake District and Yorkshire Dales National Parks, the mainline railway station at Oxenholme and road links to the M6.

The well balanced accommodation briefly comprises entrance hall, sitting room, dining room, kitchen with breakfast room, conservatory, utility room and cloakroom to the ground floor and four bedrooms, with one having a modern en suite, and a modern family bathroom to the first floor.

The property has been well maintained by the current owners and benefits from gas central heating and double glazing.

Complementing the living space is a garage with off road parking and well maintained gardens to the front and rear.

ENTRANCE HALL

18' 10" x 2' 10" (5.75m x 0.88m)

Double glazed door, radiator, under stairs office area, coving.

SITTING ROOM

19' 4" to bay x 11' 3" (5.91m x 3.44m)

Double glazed bay window, two radiators, electric fire, coving, double doors to dining room.

DINING ROOM

11' 11" x 9' 4" (3.65m x 2.85m)

Double glazed patio doors, radiator, coving.

CONSERVATORY

11' 3" x 8' 1" (3.44m x 2.47m)

Double glazed French doors, double glazed windows, radiator.

KITCHEN

11' 8" x 7' 11" (3.57m x 2.43m)

Double glazed window, excellent range of base and wall units, stainless steel sink, electric oven, electric hob with extractor/filter over, integrated dishwasher, fridge and freezer, tiled splashback and floor, open to the breakfast room.

BREAKFAST ROOM

8' 7" x 7' 4" (2.62m x 2.26m)

Double glazed patio doors, radiator, tiled floor, coving.

UTILITY ROOM

7' 5" x 5' 7" (2.28m x 1.72m)

Single glazed door, radiator, stainless steel sink, plumbing for washing machine, space for fridge freezer, gas central heating boiler, loft access.





CLOAKROOM

7' 2" x 2' 10" (2.19m x 0.87m)

Double glazed window, radiator, W.C. wash hand basin to vanity.

FIRST FLOOR LANDING

14' 1" x 2' 8" (4.30m x 0.82m)

Double glazed window, loft access.

BEDROOM

11' 7" x 10' 0" (3.55m x 3.06m)

Two double glazed windows, radiator.

EN SUITE

7' 6" x 5' 4" (2.30m x 1.64m)

Double glazed window, towel radiator, three piece suite in white comprises W.C. wash hand basin and bath with thermostatic shower over, tiled walls, extractor fan, shaver point.

BEDROOM

12' 3" x 9' 6" (3.74m x 2.92m)

Double glazed window, radiator.

BEDROOM

8' 3" x 7' 6" (2.52m x 2.30m)

Double glazed window, radiator.

BEDROOM

8' 0" x 7' 4" (2.44m x 2.24m)

Double glazed window, radiator.

BATHROOM

7' 6" x 5' 8" (2.31m x 1.74m)

Three piece suite in white comprises W.C. wash hand basin and bath with thermostatic shower over, towel radiator, tiled walls, extractor fan, shaver point.

GARAGE

17' 5" x 8' 2" (5.33m x 2.51m)

Up and over door, light and power, loft access.

OUTSIDE

The well maintained gardens include a driveway with adjacent lawn to the front of the house and garage and the enclosed rear garden offers a well proportioned lawn, mature trees and shrubs and a paved patio seating area.

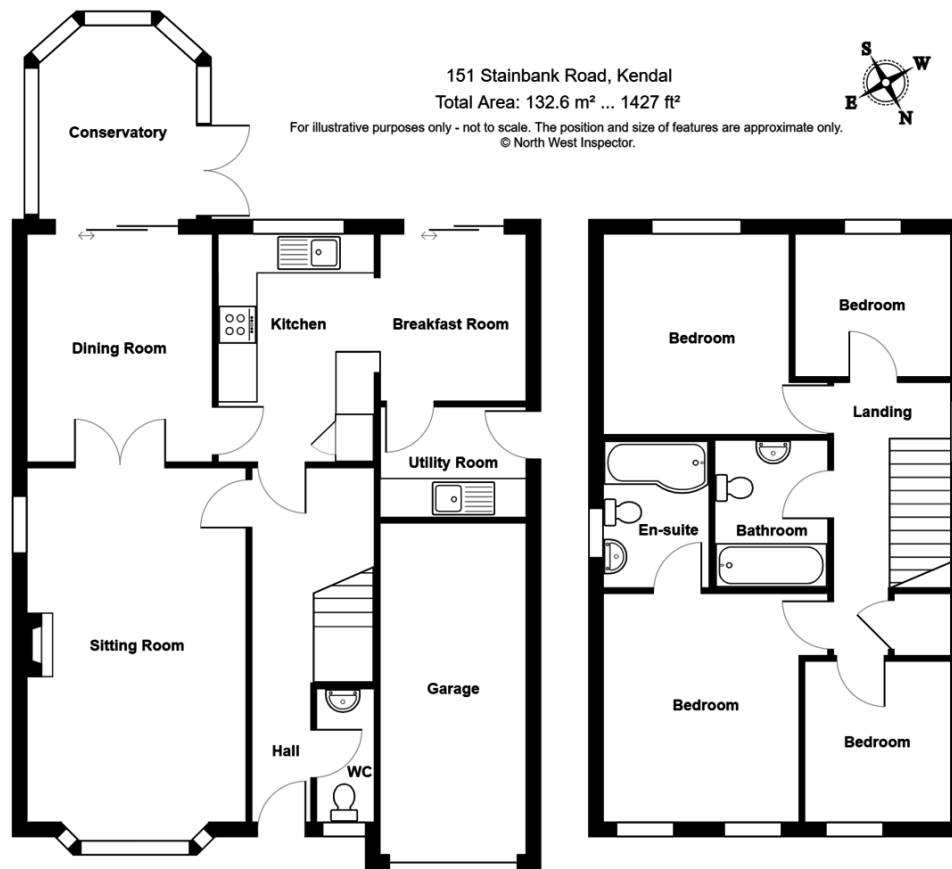
COUNCIL TAX BANDING

Currently Band E - as shown on the Valuation Office website.

SERVICES

Mains electricity, mains gas, mains water, mains drainage.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

DIRECTIONS

From Kendal Town Hall proceed up Allhallows Lane, through Beast Banks and on to greenside turning left on to Bankfield road and take the first right on to Brigsteer Road. Continue and turn left on to Underwood, proceed to find number 151 Stainbank Road located on the right just after the turning for Maple Drive.

Important Notice

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