



2 Lumley Road, Kendal
£700,000



Your Local Estate Agents **Thomson Hayton Winkley**



2 Lumley Road

Kendal

An impressive five bedroom detached property located in a highly sought after residential area. The house is situated to the south side of Kendal being conveniently placed for the many amenities available both in and around the market town, the mainline railway station at Oxenholme, the Lake District and Yorkshire Dales National Parks and road links to the M6.

The well proportioned accommodation briefly comprises of an entrance hall, sitting room, dining room, snug, breakfast kitchen, utility room, conservatory, cloakroom and fuel store to the ground floor. The first floor offers five bedrooms, with one having an en suite shower room, bathroom and study. The property benefits from double glazing, gas central heating.

Outside offers generous surrounding gardens with lovely views and ample driveway parking.

GROUND FLOOR

ENTRANCE HALL

10' 6" x 6' 9" (3.21m x 2.06m)

Both max. Painted feature door, double glazed window, radiator, built in cupboard, recessed spotlights.

SITTING ROOM

18' 8" x 12' 2" (5.7m x 3.72m)

Both max. Double glazed French doors, double glazed windows, two radiators, traditional open feature fireplace.

SNUG

13' 1" x 10' 6" (3.98m x 3.21m)

Both max. Double glazed door, double glazed windows with fitted blinds, radiator, electric stove.

DINING ROOM

14' 8" x 14' 3" (4.48m x 4.36m)

Both max. Double glazed window, radiator, living flame gas fire to feature fireplace.

KITCHEN

13' 9" x 10' 4" (4.2m x 3.15m)

Both max. Single glazed sliding door, double glazed window, good range of base and wall units, stainless steel sink, granite work top, built in oven and grill, gas hob with extractor hood over, integrated appliances including dishwasher, fridge and freezer, tiled splashback, tiled flooring.

CLOAKROOM

5' 10" x 4' 7" (1.78m x 1.4m)

Both max. Double glazed window, heated towel radiator, W.C. and wash hand basin to vanity, fitted mirror, partial tiling to walls, tiled flooring.

FUEL STORE

11' 3" x 6' 9" (3.44m x 2.05m)

Both max. Lighting

CONSERVATORY

25' 0" x 20' 10" (7.63m x 6.35m)

Both max. Two double French glazed doors, single glazed door, double glazed roof and windows with fitted blinds, fitted base units housing plumbing for washing machine and space tumble dryer.

UTILITY ROOM

8' 1" x 4' 8" (2.47m x 1.42m)

Both max. Double glazed window, space for fridge and freezer, plumbing for washing machine.

HALLWAY

25' 0" x 8' 1" (7.62m x 2.47m)

Both max. Radiator





FIRST FLOOR

LANDING

21' 3" x 11' 5" (6.47m x 3.49m)

Both max. Two double glazed roof windows, radiator, loft access.

BEDROOM

20' 11" x 13' 1" (6.37m x 3.98m)

Both max. Three double glazed windows, with one having a window seat, two radiators, fitted wardrobes and cupboards, fitted mirror.

EN-SUITE

8' 6" x 7' 5" (2.58m x 2.26m)

Both max. Double glazed window, heated towel radiator, three piece suite comprises W.C. two wash hand basins to vanity, fully tiled shower cubicle with thermostatic shower fitment, fitted mirror, recessed spotlights, tiling to walls and floor.

BEDROOM

15' 1" x 10' 4" (4.6m x 3.16m)

Both max. Double glazed window, radiator, wash hand basin to vanity, fitted wardrobes and cupboards.

BEDROOM

12' 0" x 10' 5" (3.67m x 3.17m)

Both max. Double glazed window, radiator, wash hand basin to vanity, fitted wardrobes and cupboards.

BEDROOM

11' 11" x 9' 4" (3.63m x 2.85m)

Both max. Double glazed window, radiator.

BEDROOM

11' 11" x 8' 2" (3.63m x 2.49m)

Both max. Double glazed window, radiator.

BATHROOM

10' 2" x 9' 11" (3.09m x 3.02m)

Both max. Two double glazed windows, heated towel radiator, under floor heating, four piece suite comprises W.C. wash hand basin to vanity, bath and fully tiled shower cubicle with thermostatic shower fitment, built in cupboard housing hot water cylinder, fitted mirror and cabinet, recessed spotlights, tiling to walls and floor.

STUDY

11' 11" x 7' 1" (3.62m x 2.15m)

Both max. Double glazed window, radiator.



OUTSIDE

To the front of the property there is a generous garden with a well kept lawn, well stocked borders and a greenhouse. A paved patio to the side of the property. There is driveway parking for up to five vehicles.

GARAGE

17' 10" x 12' 0" (5.45m x 3.68m)

Electric up and over door, two double glazed windows, gas combination boiler, water supply, light and power.

SERVICES

Mains electric, mains water, mains gas, mains drainage.

COUNCIL TAX: BAND G

TENURE: FREEHOLD

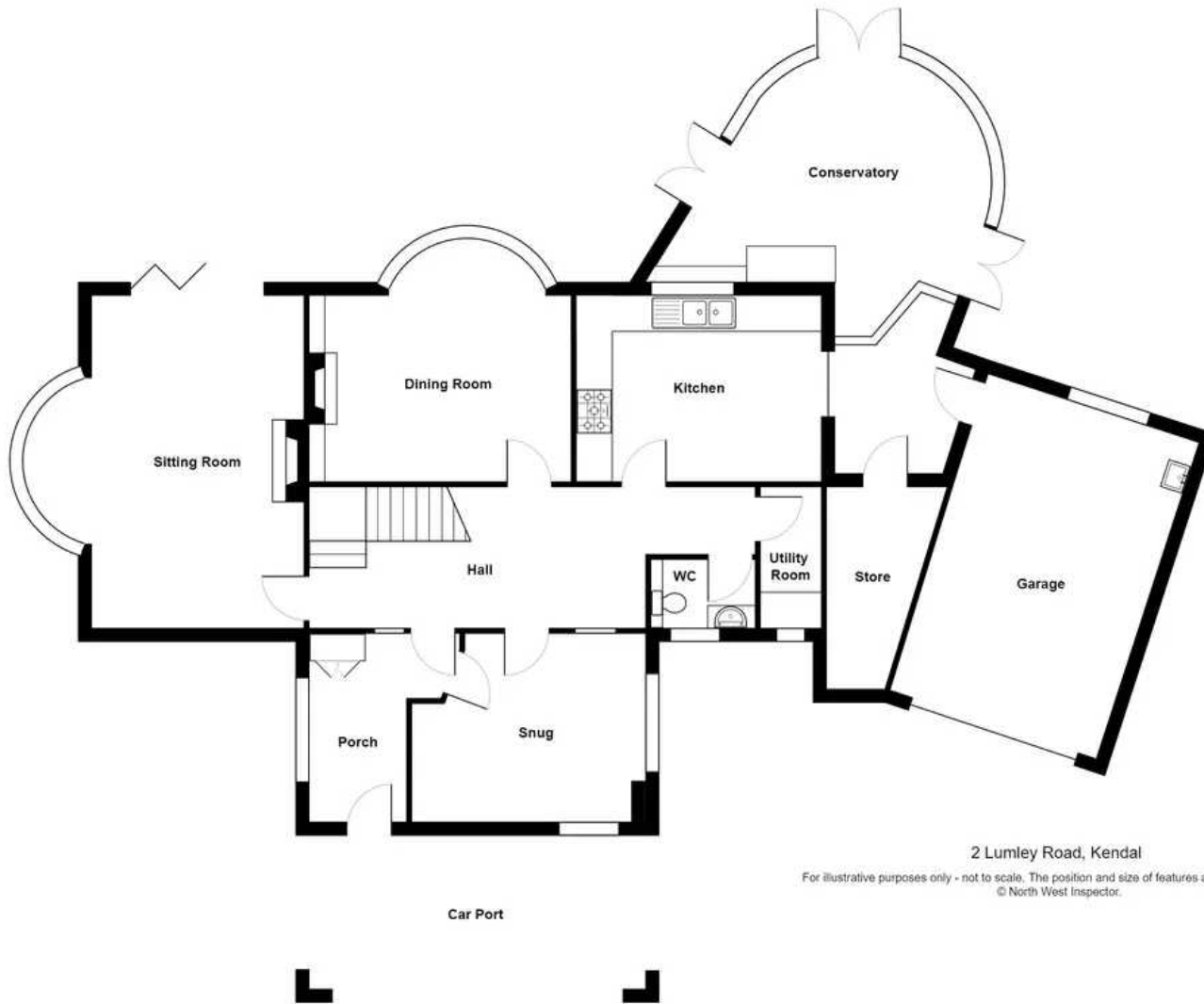
EPC RATING D

DIRECTIONS

Proceed south out town on Milnthorpe Road and after passing Stonecross Manor take the next right turn in to Lumley Road where number 2 is located on the left.

WHAT3WORDS: words.saves.edits





2 Lumley Road, Kendal

For illustrative purposes only - not to scale. The position and size of features are approximate only.
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Ground Floor

First Floor



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