



2 Elm Close, Endmoor  
£220,000





## 2 Elm Close

### Endmoor

This well-proportioned link detached house presents a fantastic opportunity for those seeking a spacious family home. Boasting three double bedrooms, a generous kitchen diner, utility room, and a comfortable sitting room with gas fire and patio doors leading to the enclosed rear garden, this property offers a versatile layout ideal for modern living.

The house benefits from gas central heating and double glazing, ensuring comfort and energy efficiency. Whilst the property has been well maintained, some updating is required, presenting a chance for the new owners to add their personal touch. Situated in a desirable village location, residents can enjoy the tranquillity of the surroundings while still benefiting from good access to the M6 motorway and the vibrant market town of Kendal. Additionally, the property features a garage with an up-and-over door, along with lighting and power supply, adds convenience for storage and off-road parking for two cars.

Outside, the property offers an enclosed rear garden, providing a private outdoor space ideal for relaxation and entertaining. Perfectly positioned in a cul-de-sac for privacy and convenience. Don't miss the chance to make this property your own with great potential in a sought-after location.

- Well proportioned link detached house
- Three double bedrooms
- Spacious kitchen diner and utility room
- Sitting room with patio doors to the rear garden
- Gas central heating and double glazing
- Well maintained but with some updating required
- Enclosed rear garden
- Village location with good access to the M6 and the market town of Kendal
- Garage and off road parking for two cars
- Cul-de-sac position

#### DIRECTIONS

Leave Kendal on the A65 in the direction of Endmoor. Upon entering the village turn left and left again on to Woodside Road, pass the green on the right then take the left hand turn on to Woodside Close. Take the next left on to Elm Close and number 2 is the second property on the left.

WHAT3WORDS: nutty.alarming.faded

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

#### SERVICES

Mains gas, electric, water and drainage







#### **KITCHEN DINER**

13' 7" x 11' 6" (4.14m x 3.51m)

#### **SITTING ROOM**

17' 3" x 13' 6" (5.27m x 4.12m)

#### **UTILITY ROOM**

7' 10" x 5' 6" (2.40m x 1.68m)

#### **LANDING**

5' 5" x 2' 8" (1.64m x 0.81m)

#### **BEDROOM**

16' 5" x 8' 10" (5.00m x 2.70m)

#### **BEDROOM**

13' 8" x 8' 2" (4.17m x 2.48m)

#### **BEDROOM**

10' 10" x 8' 11" (3.30m x 2.71m)

#### **BATHROOM**

8' 2" x 7' 11" (2.48m x 2.41m)

#### **SERIVCES**

Mains electric, gas, water and drainage.







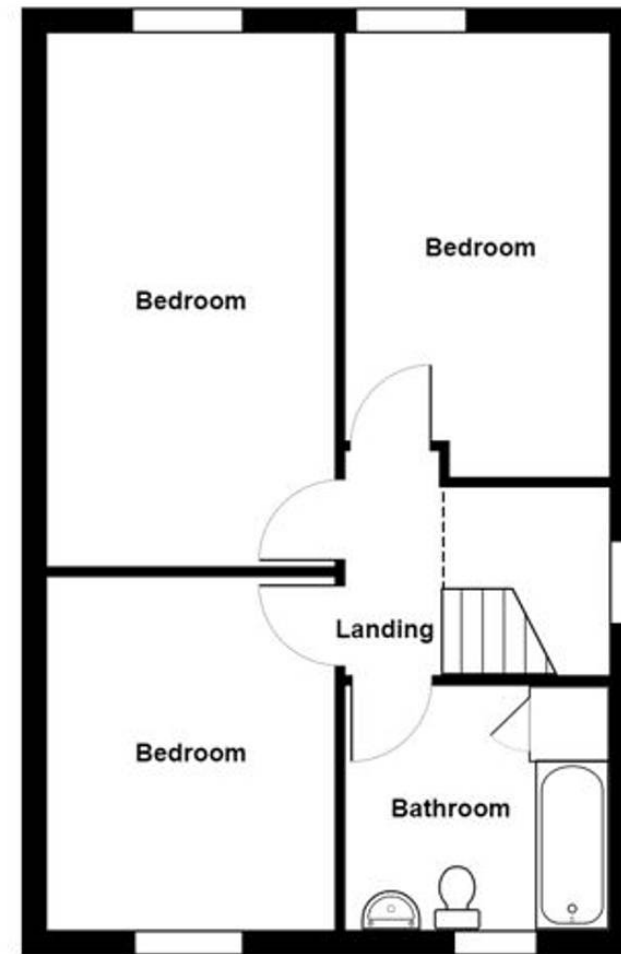
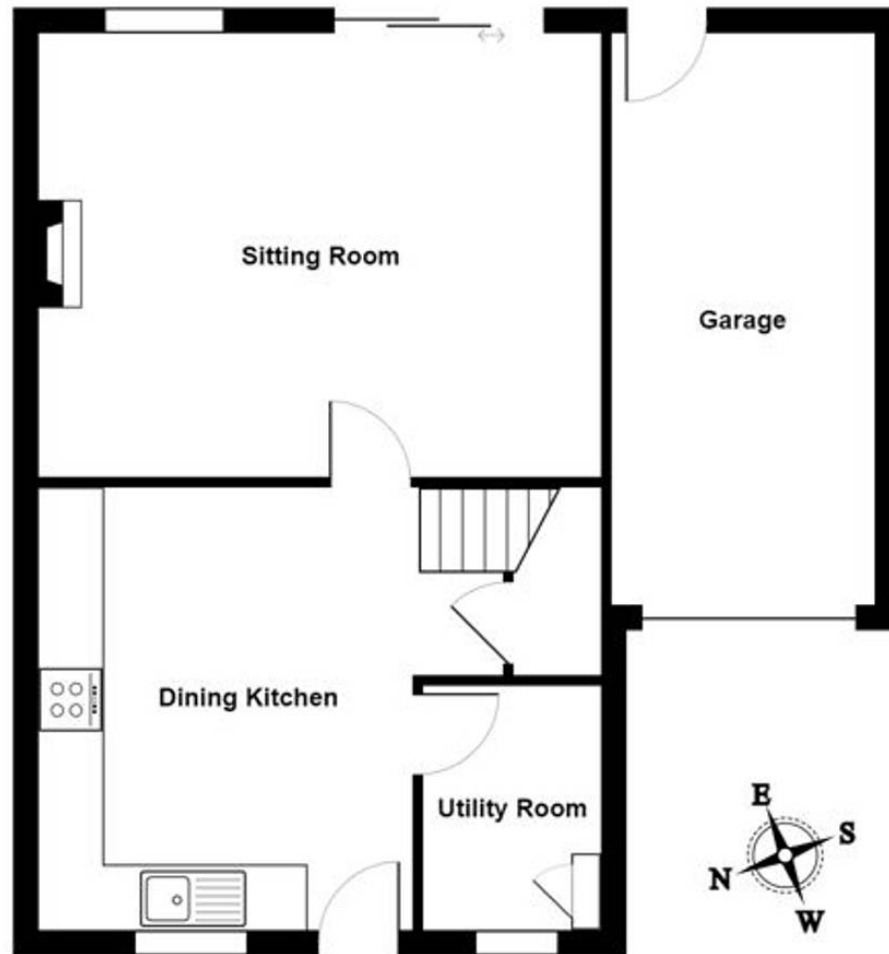












**Ground Floor**

2 Elm Close, Endmoor

**First Floor**

Total Area: 102.6 m<sup>2</sup> ... 1104 ft<sup>2</sup>

For illustrative purposes only - not to scale. The position and size of features are approximate only.  
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## THW Estate Agents

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