



16 The Park, Kendal, LA8 0NX

£330,000





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16 The Park

Kendal, LA8 0NX

- Detached 3 Bed Bungalow
- Detached Garage
- Three Good Sized Bedrooms
- Handy for Access to Kendal & Oxenholme Station
- Popular Location
- Occupying a Large Private Plot
- Kitchen with Aga & Large Lounge / Dining Room
- Lovely Outlook to the Surrounding Countryside
- Driveway Parking
- Viewing is Essential

A superb three bed detached bungalow situated in the ever popular location of Old Hutton which is incredibly handy for access to Kendal and Oxenholme. Whilst the property requires updating this is an exciting opportunity to create your own magnificent home. Occupying a large, elevated corner plot with adjoining fields to the rear, the far-reaching views over rolling fells are absolutely outstanding. Exceptionally deceptive, bright and airy, the property would be well suited to a large range of buyers and we would thoroughly recommend a viewing to fully appreciate the location, space and potential this home has to offer.



Hallway

Front door leads into the entrance hallway which has internal doors to the accommodation.

Lounge / Dining Room

20'4" x 11'3" (6.20 x 3.43)

A bright and spacious room which has a lovely window to the front elevation allowing far reaching views across the countryside.

Kitchen

9'11" x 8'3" (3.04 x 2.53)

Has fitted wall and base units with worksurfaces and a sink drainer unit. There is an AGA as well as plumbing for a washing machine. Double glazed window to the rear elevation.

Bedroom One

12'4" x 9'3" (3.78 x 2.82)

Double bedroom with double glazed window to the front elevation.

Bedroom Two

9'4" x 10'4" (2.86 x 3.17)

Double bedroom with double glazed window to the rear elevation.

Shower Room

9'0" x 5'4" (2.76 x 1.63)

Has a fitted three-piece suite comprising: shower cubicle, low level w/c and a sink unit.

Bedroom Three

9'8" x 8'3" (2.97 x 2.54)

A versatile room, ideal as a third bedroom or a study / office with French doors leading out to the rear garden.

Detached Garage

10'0" x 18'7" (3.07 x 5.68)





Outside

To the front is the driveway leading to the garage, lawn with path to the front door, mature planting. To the side is access to the rear garden. To the rear is a paved area and a garden laid to lawn which enjoys the far-reaching views over the surrounding countryside. Lawn, mature planting, and a raised garden area. There is an oil tank.

Services

Mains electricity, mains water and mains drainage. Oil fired central heating.

Please Note

These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Lakes Estates has the authority to make or give any representation or warranty in relation to the property. All mention of appliances / fixtures and fittings in these details have not been tested and therefore cannot be guaranteed to be in working order. * For this property internal photographs have been provided by the client and externals by Lakes Estates

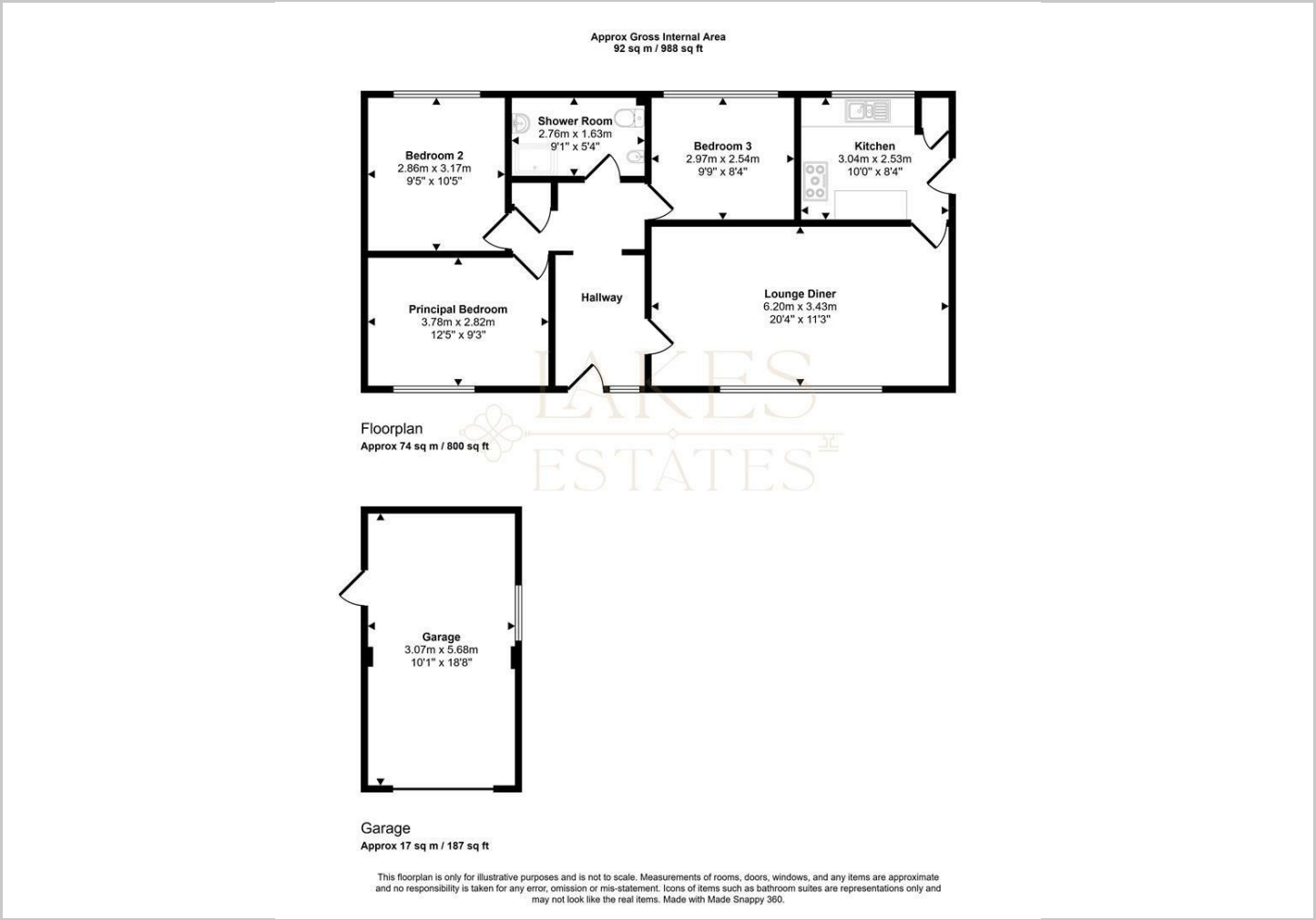
Directions

Leaving Kendal on the Oxenholme Road proceed into the Village of Old Hutton continue through the Village and take the right turning into "The Park" and number 16 is the first bungalow on the right hand side of the road.





Floor Plans



Viewing

Please contact our Lakes Estates Office on 01768 639300 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

