



36 Longlands View, Kendal  
£267,000







## 36 Longlands View

Kendal, Kendal

If you are looking for a new home, you might want to check out this 3 bedroom end terrace property on Longlands View, Kendal. This property offers a stunning view out onto open fields, giving you the sense of rural living. The property features an open plan living/dining room with patio doors leading to the rear garden, a kitchen and a utility area. Upstairs, there are three bedrooms, and a family bathroom with separate wc. Solar panels add to the appeal of this charming home. Conveniently located close to local amenities, schools, and transport links. This is a rare opportunity to own a beautiful home in a sought-after area, so don't miss out!

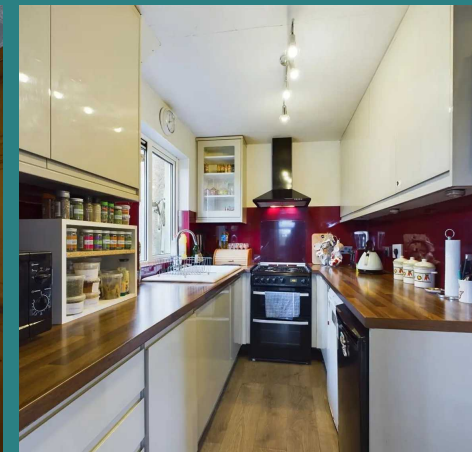
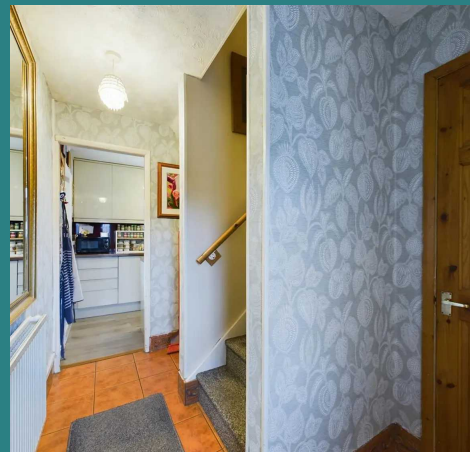
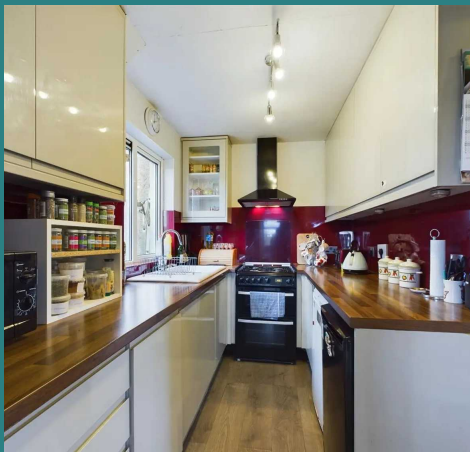
Travelling along Appleby Road, continue past Kendal Business Park and take a right-hand turn into Fowl Ing Lane. Continue along this road to the end, bearing left into Longlands View.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



## ENTRANCE

From the front of the property, the open porch leads to the entrance door and has access to an outside storage cupboard, which houses the gas and electric meters.

## HALL

9' 8" x 5' 8" (2.95m x 1.73m)

There is access to a cupboard with power and light that is currently used as a utility area, and it also has a wall-mounted Baxi boiler. Stairs rise to the first-floor landing and access an understairs storage space, and the hall is open to the kitchen.

## KITCHEN

9' 6" x 6' 4" (2.90m x 1.93m)

The kitchen has a range of modern fitted units with complementary butcher block effect work top over, a ceramic sink, space for a cooker with extractor hood, an integrated dishwasher, space for an under-counter fridge, and a freezer. There is a double-glazed window overlooking the rear aspect and a door leading into the living room.

## LIVING ROOM

19' 3" x 11' 5" (5.87m x 3.48m)

The living room, with ample room for a dining table and chairs, extends the full depth of the property, with a radiator, dual-aspect windows to the front and side, and a sliding patio door to the rear garden.

## FIRST FLOOR LANDING

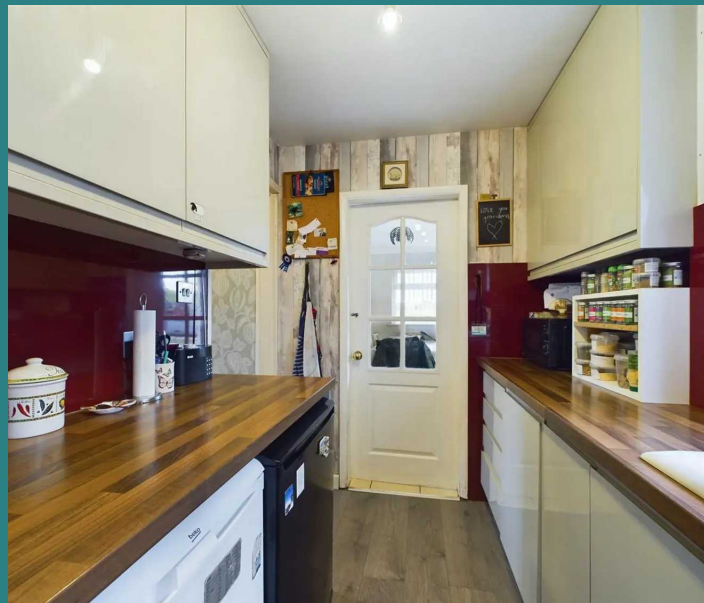
8' 8" x 3' 7" (2.64m x 1.09m)

With doors to the three bedrooms, bathroom, separate WC, a shelved airing cupboard, and access hatch to the loft space.

## BEDROOM ONE

11' 1" x 9' 8" (3.38m x 2.95m)

A double room with built-in wardrobes, a radiator, and a double-glazed window to the front aspect.







### **BEDROOM TWO**

11' 0" x 6' 10" (3.35m x 2.08m)

A further double room with double doors to a built in wardrobe, a radiator and a double glazed window to the rear aspect.

### **BEDROOM THREE**

9' 11" x 6' 4" (3.02m x 1.93m)

A single room with a radiator and a double-glazed window to the front aspect.

### **BATHROOM**

6' 4" x 5' 4" (1.93m x 1.63m)

The suite comprises panel bath with shower over and screen and a pedestal wash hand basin, There is a wall-mounted cabinet with mirrored doors and a double-glazed window with obscure glazing to the rear aspect.

### **SEPARATE WC**

4' 3" x 3' 6" (1.30m x 1.07m)

W.C. and a high level double glazed window with obscure glazing to the rear aspect

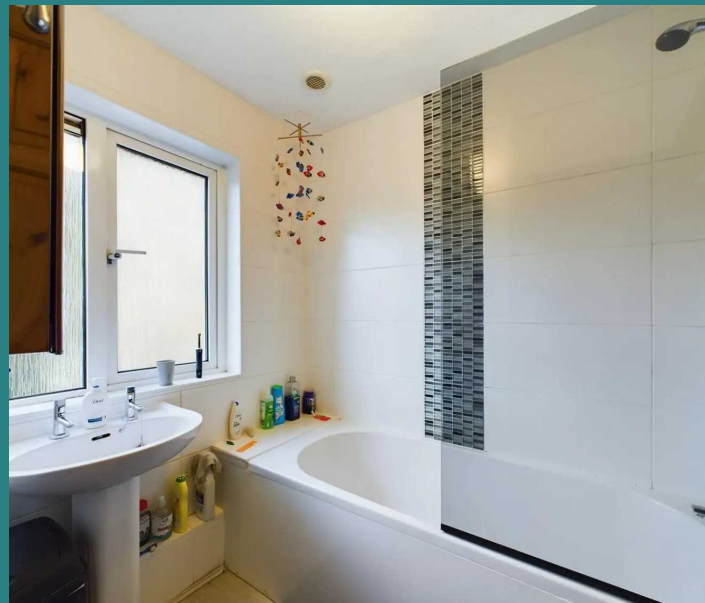
### **GARDEN**

There is a gate to the front garden, with steps to a paved patio, an area of artificial lawn, and further steps to the entrance door. To the side is a paved path, and gate to the rear where there is a paved seating area and steps leading to the tiered garden with artificial lawn, a raised planted bed, and a further paved seating area with a timber garden shed.

### **PARKING**

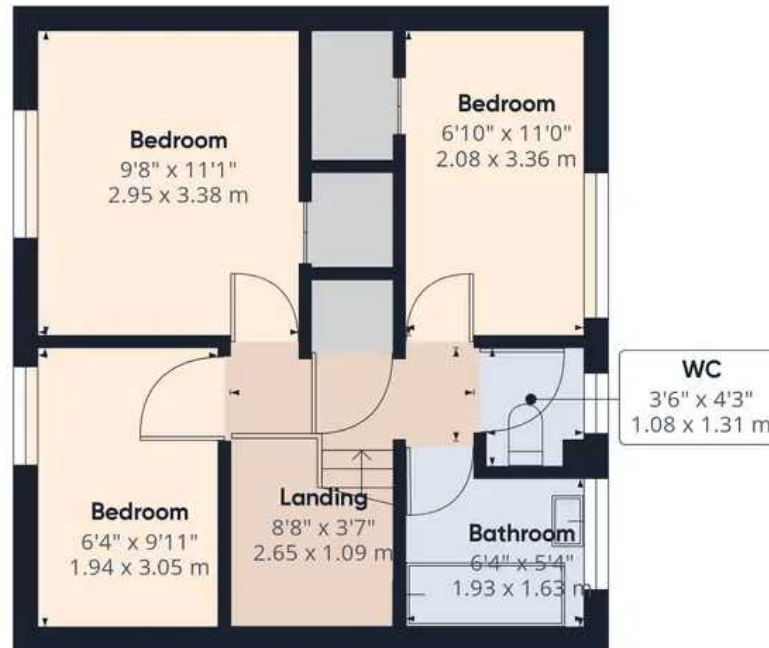
To the front of the development are non-allocated off-road parking spaces and pedestrian access.

**SERVICES;** Gas, electric, mains water and drainage, broadband (cable), ten solar panels.





Ground Floor



Floor 1





Whilst every care has been taken in the preparation of these sales particulars, they are for guidance purposes only and no guarantee can be given as to the working condition of the various services and appliances. Measurements have been taken as accurately as possible but slight discrepancies may inadvertently occur. The agents have not tested appliances or central heating services. Interested applicants are advised to make their own enquiries and investigation before finalising their offer purchase.

Money Laundering In the event of prospective purchasers making an offer on a property, in relation to the Money Laundering Regulations photographic ID and Utility bill showing your address will be required. Please contact the office for their information.





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