



6 Rusland Park, Kendal  
£375,000





## 6 Rusland Park

Kendal

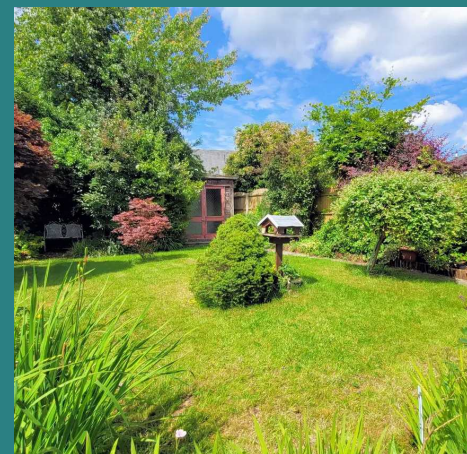
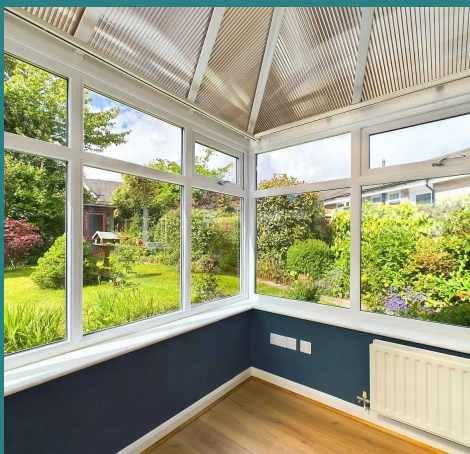
A delightful detached bungalow, this property boasts a well-thought-out layout with three bedrooms, a lounge, family bathroom, high quality kitchen/diner, utility room and conservatory. Recently fully refurbished by the current owner, this home has a fresh and modern feel throughout. Outside, the property offers a driveway to the front with access to the rear garden. The rear garden is a true haven, with a timber shed, mature plants, trees, and shrubs providing a peaceful ambience, while a charming seating area under a shaded tree is perfect for enjoying the outdoors. Situated in a sought-after location, this property is offered for sale with no chain, making it an ideal opportunity for those looking for a hassle-free move into their new home.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



## ENTRANCE

At the side of the property, the composite entrance door with glazed panels opens to the hallway.

## HALLWAY

The 'L'-shaped hallway has doors opening to the lounge, utility room, three bedrooms, the bathroom and the kitchen/diner. There is a radiator and an access hatch with ladder to the insulated loft space, which houses the Ideal Combi boiler.

## LOUNGE

The lounge has a radiator and dual-aspect uPVC double-glazed windows to the front and side.

## UTILITY ROOM

The utility room has a butcher block-effect worktop incorporating a stainless steel sink with a storage unit below, space with plumbing for a washing machine, and space for a tumble dryer. There is a radiator, a low-level cupboard housing the stop tap and a storage cupboard housing the electric and gas meters. There is a uPVC double-glazed window and a uPVC double-glazed door to the rear garden.

## BEDROOM ONE

This double room has a radiator and a uPVC double-glazed window to the rear.

## BEDROOM TWO

This double room has a radiator and dual-aspect uPVC double-glazed windows to the front and side.

## BEDROOM THREE

This room has a radiator and a uPVC double-glazed window to the side.





## BATHROOM

The suite comprises a double-ended panel bath with shower tap, a corner shower cubicle, a WC, and a pedestal wash hand basin. There is a chrome ladder radiator and a uPVC double-glazed window to the side.

## KITCHEN/DINER

The kitchen has a range of pale grey storage units with a butcher block effect worktop, space with plumbing for a dish washer, a 1 1/2-bowl stainless steel sink, a hob with extractor hood, an integrated oven and grill, and space for an upright fridge/freezer. There is room for a table and chairs, a radiator, and uPVC double-glazed doors to the conservatory.

## CONSERVATORY

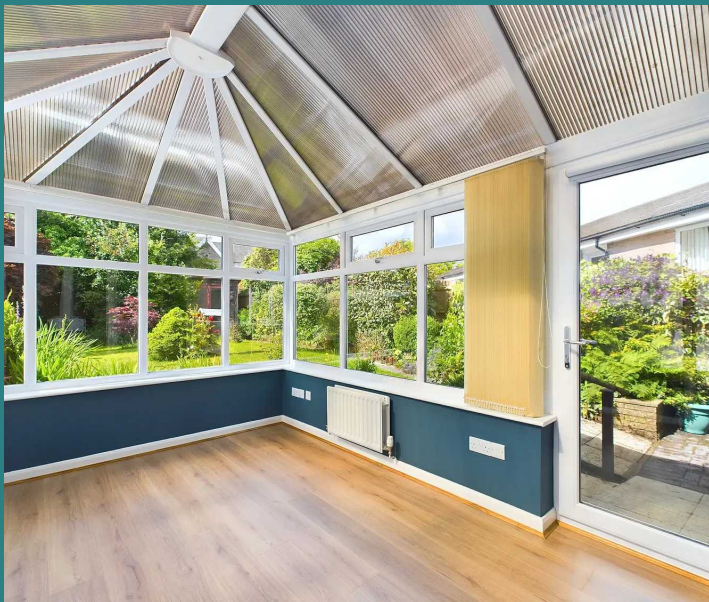
Of dwarf wall construction, with double-glazed windows on three sides, and a polycarbonate apex roof. There are two radiators and a uPVC double-glazed door to the garden.

## GARDEN

To the front of the property is a block-paved driveway providing off-road parking and leading to the garage. There is a path along the front of the property and along the side, giving gated access to the rear, as well as a flower bed with decorative pebbles and mature planting. The rear garden has a path leading to a lawn and through the garden to a timber shed. There are a variety of well-established plants, trees, and shrubs, as well as a seating area within the shade of a tree. A timber garden arch leads to a more secluded area and the garden provides an excellent view of Kendal Castle.

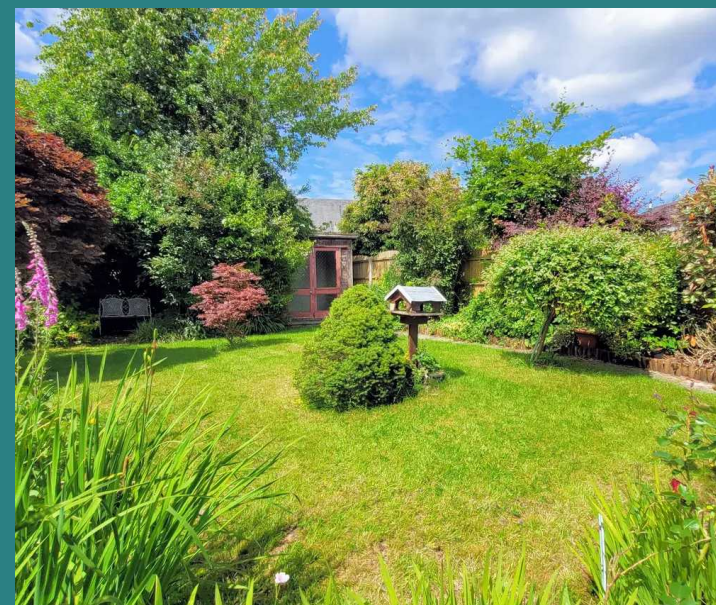
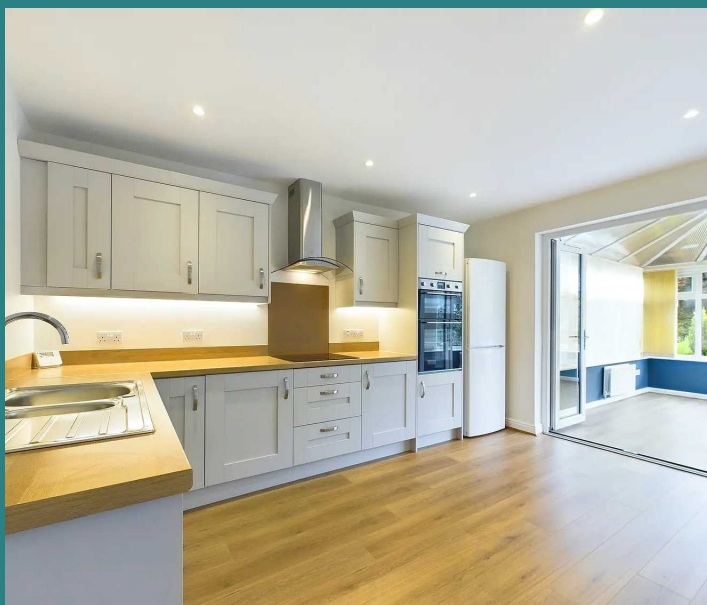
## SINGLE GARAGE

The detached garage has an up-and-over door, power and light, workshop benches, and a timber single-glazed window to the rear.



**SERVICES;** Gas, electric, mains water and drainage.

**DIRECTIONS;** From Kendal Railway Station, take the 2nd exit on the roundabout into Wildman Street. Be in the left-hand lane and turn left into Castle Street. Follow this road, passing under the railway bridge, onto Sedbergh Road. Continue past the allotments on your left and turn right into Rusland Park, just before the zebra crossing. No. 6 is located on the right hand side.





Ground Floor Building 1



Ground Floor Building 2



## Arnold Greenwood Estate Agents

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