



MILNE MOSER
SALES + LETTINGS



**9 Hawesmead Drive
Kendal
LA9 5HD**

£340,000





OVERVIEW

In a great location for travel in and out of town, this three bedroom semi detached house is perfect for a growing family. Contemporary décor throughout gives the property a light and airy feel, the kitchen and dining room have been opened up into one large space and a conservatory added at the rear. Two of the bedrooms are good sized doubles and there is a modern family bathroom. A love of gardening and grow your own is evident outside with flower borders, central lawn and raised vegetable beds, the garden backs onto school playing fields so is not overlooked. Close to schools, college and within walking distance of town, a viewing is recommended.







ACCOMMODATION

A frosted UPVC double glazed door leads into:

ENTRANCE HALL

A surprisingly generous hallway with a UPVC double glazed window to the side and stairs to the first floor. Ceiling light, radiator and telephone point.

LOUNGE

13' 0" x 12' 4" (3.96m x 3.76m)

Facing the front aspect, the lounge has a uPVC double glazed window, ceiling light and radiator. Well decorated and there are shelves to either side of the chimney breast.

FAMILY DINING KITCHEN

22' 6" x 10' 1" (6.86m x 3.07m)

Now opened up to create a lovely kitchen and dining space. The kitchen is fitted with cream shaker style base and wall units with wood effect worktops and tiled splashbacks. Gas hob with canopy over, an electric oven and integrated dishwasher. Recess for a fridge freezer, under unit lighting and a stainless steel one and a half bowl sink with drainer. Downlights throughout, a radiator, shelving to the side of the chimney breast and laminate flooring. A UPVC double glazed window looks over the garden and sliding doors lead to the conservatory.

CONSERVATORY

11' 4" x 9' 6" (3.45m x 2.9m)

An excellent addition to the property and suitable as a home office, playroom or second lounge from which to watch over the garden. UPVC double glazed to two sides and having a door leading to the garden. Laminate flooring and a polycarbonate roof.

LANDING

A single glazed window to the side aspect. Large walk in cupboard with shelving and light. Access to the loft and a ceiling light.

BEDROOM

13' 0" x 12' 5" (3.96m x 3.78m)

UPVC double glazed window facing the front aspect. Shelving to the side of the chimney breast, a ceiling light and radiator.

BEDROOM

13' 0" x 10' 2" (3.96m x 3.1m)

Overlooking playing fields at the rear, the second double bedroom has a radiator, ceiling light and recess shelving. UPVC double glazed window



ACCOMMODATION CONTINUED

BEDROOM

9' 4"/6' 10" x 9' 2" (2.84m/2.08m x 2.79m)

An L shape third bedroom having a UPVC double glazed window, radiator and a ceiling light.

BATHROOM

9' 0" x 7' 10" (2.74m x 2.39m)

Frosted UPVC double glazed to the rear elevation. Fitted with a white three piece suite comprising bath with shower over and screen, a vanity wash hand basin and concealed cistern WC. Contemporary geometric tiles, downlights to the ceiling and an extractor. The Vaillant boiler is concealed to a cupboard and there is a heated chrome towel rail.

EXTERNAL

Colourful gardens surround the property to three sides. The front garden is lawned with flower and shrub borders, the lawn continues to the side and into the rear garden.

The rear garden is a true delight. Designed to attract wildlife and pollinators, there are wildflower strips, a central lawn and raised vegetable beds to one side. A seating area has been created at the end to make the most of the sunshine and the garden backs onto playing fields for a private feel. The garden shed and greenhouse are to stay.





DIRECTIONS

Leaving Kendal on A6 Milnthorpe Road, at the traffic lights just after the college, bear right up onto Hawesmead Avenue. Take the second entrance to Hawesmead Drive with the property located to the right hand side.

GENERAL INFORMATION

Mains Services: Water, Gas, Electric and Drainage
Tenure: Freehold
Council Tax Band: D
EPC Grading: C





FLOOR PLAN



This plan is for illustrative purposes only and should be used as such by any prospective purchasers.
The appliances and systems shown have not been tested and no guarantee to their operability or efficiency can be given.
Measurements are approximate and for display purposes only

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