



WILLOW DRIVE, KENDAL
£340,000

MILNE MOSER
SALES + LETTINGS

25 WILLOW DRIVE
KENDAL
CUMBRIA
LA9 6AY



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GARAGE &
PARKING

Well maintained throughout and on a level plot, this three bedroom detached bungalow is perfect for families or those looking for one storey living.

The generous lounge diner has a box bay window and ample space for socialising and the adjoining kitchen is well fitted. Two of the three bedrooms are doubles - one with stylish fitted furniture and there is a third good sized single bedroom.

The bathroom has been updated in recent years and is now a sleek modern fully tiled space.

Throughout, there is double glazing, gas central heating and neutral decor.

The garden areas at both the front and rear are level and have lawned areas and flower borders. There is a garage at the side and driveway parking.

Well located for local schools, shop and travel in and out of town and bus route close by.





ACCOMMODATION

An open porch area screens the front door from the road.

ENTRANCE VESTIBULE

Glazed internal door and window and a ceiling light. Built in coat cupboard with double sliding doors.

LOUNGE/DINER

A good sized space with the lounge and dining areas being slightly offset from each other. A double glazed box bay window faces the front aspect and there is a further double glazed window at the side. To the lounge area is a Portuguese limestone fire surround with recessed lights and electric fire. Two radiators, two ceiling lights and two wall lights. Telephone point and television cabling.

KITCHEN

A double glazed window faces the side aspect and there is an external door. Fitted with oak base and wall units with pale worktops and a one and a half bowl ceramic sink with drainer. Gas hob with cooker hood over, an electric oven and plumbing for a washing machine. The splashbacks have been tiled and there is space for a fridge under the worktops. Ceiling light and a radiator.

INNER HALLWAY

A useful double cupboard with sliding doors houses the Veissman boiler and has shelving and a radiator. Access to the loft and a ceiling light.

BEDROOM

A double glazed window looks onto the rear garden. A good size double with a stylish range of fitted furniture comprising a dressing table, one corner wardrobe and two doubles. Ceiling light and radiator.

BEDROOM

Another good double bedroom, also at the rear of the bungalow. Radiator, double glazed window and a ceiling light.

BEDROOM

A generous single bedroom with a double glazed window, ceiling light and a radiator.



BATHROOM

A frosted double glazed window to the side aspect. Updated in recent years, the bathroom is fitted with a bath with dual shower over and glass screen, a concealed cistern WC and vanity wash hand basin. Fully tiled including the floor, downlights and a heated chrome towel rail. Underfloor heating.

EXTERNAL

At the front, there is a lawn with borders and driveway parking. Gates at either side lead to the rear garden. The rear garden is also lawned with an evergreen boundary and flower borders. A patio provides an area to sit out and there is a tap at the side.

GARAGE

An up and over door, power and light.

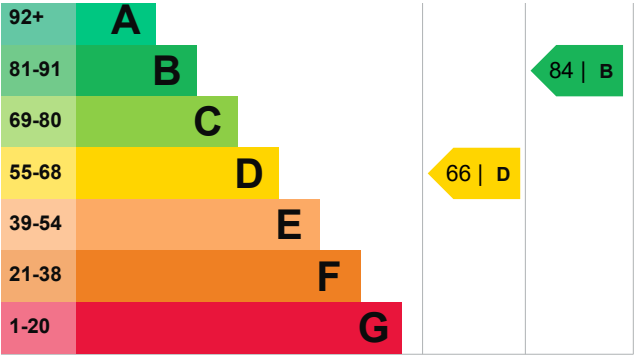




FLOOR PLAN

LOUNGE/DINER	23' 7" x 15' 5" (7.18m X 4.69m) plus bay window
KITCHEN	10' 5" x 8' 2" (3.17m x 2.49m)
BEDROOM	12' 8" x 10' 9" (3.87m x 3.29m) inc furniture
BEDROOM	10' 5" x 10' 9" (3.18m x 3.29m)
BEDROOM	9' 3" x 8' 5" (2.82m x 2.57m)
BATHROOM	10' 4" x 5' 3" (3.14m x 1.61m)
EXTERNAL	
GARAGE	8' 6" x 17' 7" (2.59m x 5.27m)

EPC RATING







KEY FACTS

DIRECTIONS

Leaving Kendal on Aynam Road, stay in the left hand lane joining Lound Road. Bear left at the traffic lights onto Parkside Road and continue past Netherfield Cricket Club. Continue through at the traffic lights and the turn left onto Larch Grove just past the railway bridge. Turn left again onto Willow Drive, with the property located on the right hand side.

what3words:///pizza.pencil.slower

GENERAL INFORMATION

MAINS SERVICES: Water, Gas, Electric and Drainage

TENURE: Freehold

COUNCIL TAX BAND: D



ARRANGE A VIEWING

To arrange your viewing contact our Kendal Sales Team:

100 Highgate, Kendal, Cumbria, LA9 4HE

Telephone. 01539 725582

Email. kendalproperty@milnemoser.co.uk

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SALES + LETTINGS

KENDAL OFFICE

100 Highgate, Kendal, Cumbria LA9 4HE
Telephone. 01539 725 582
Fax. 01539 723 425
Email. kendalproperty@milnemoser.co.uk
Email. lettings@milnemoser.co.uk

MILNTHORPE OFFICE

Westmorland House, The Square,
Milnthorpe, Cumbria LA7 7QJ
Telephone. 015395 64600
Fax. 015395 63976
Email. milnthorpeproperty@milnemoser.co.uk

CARNFORTH OFFICE

5 - 5a Market Street, Carnforth, Lancashire LA5 9JX
Telephone. 01524 952 600
Email. carnforthproperty@milnemoser.co.uk



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