



VICARAGE DRIVE, KENDAL  
**£250,000**

**MILNE MOSER**  
SALES + LETTINGS



96 VICARAGE DRIVE,  
KENDAL,  
CUMBRIA  
LA9 5BA



In an elevated position, this two bedroom semi detached bungalow will suit a range of buyers and has a good sized plot.

The lounge diner faces the front aspect overlooking trees and playing fields and there is a kitchen, two bedrooms and a bathroom.

Externally, the rear garden is a good size with decked seating area, patio, large beds and garden sheds. A workshop has been created at the side - perfect for those with hobbies or need work from home space.

Within walking distance of primary and secondary schools along with Kendal college, the town centre can also be easily reached on foot and there are good transport links in and out of town.

Lit by an abundance of natural light these brightly lit rooms offer outlooks over fields and fells from the rooms at the rear and side of the house.







## ACCOMMODATION

Approaching over the driveway, a frosted double glazed door leads into the entrance porch

### ENTRANCE PORCH

Built in cupboard housing the Worcester boiler and having space for coats and shoes, there is an additional large mirrored cupboard. Ceiling light and door to the lounge.

### LOUNGE

A double glazed window faces the front elevation and has a pleasant outlook. Marble and slate fire surround with a gas fire (not commissioned), television point and cabling and two ceiling lights. Two radiators.

### INNER HALLWAY

With access to the loft and a ceiling light.

### KITCHEN

A double glazed window faces the side aspect and a door leads to the driveway/parking. Fitted with cream base and wall units with wood trim and wood effect worktops. Tiled splashbacks, a stainless steel sink with drainer and plumbing for a washing machine/dishwasher. Ready for updating. Ceiling light and a radiator.

### BEDROOM

A double glazed window overlooks the rear garden and a door leads onto the deck. Built in airing cupboard with storage, a ceiling light and a radiator.

### BEDROOM

Also facing the rear aspect, the second bedroom has a double glazed window, radiator and ceiling light.

### BATHROOM

Frosted double glazed window to the side elevation. Fitted with a yellow three piece suite comprising cast bath with shower over, a pedestal wash hand basin and WC. Fully tiled, there is an extractor, ceiling light and heated chrome towel rail.





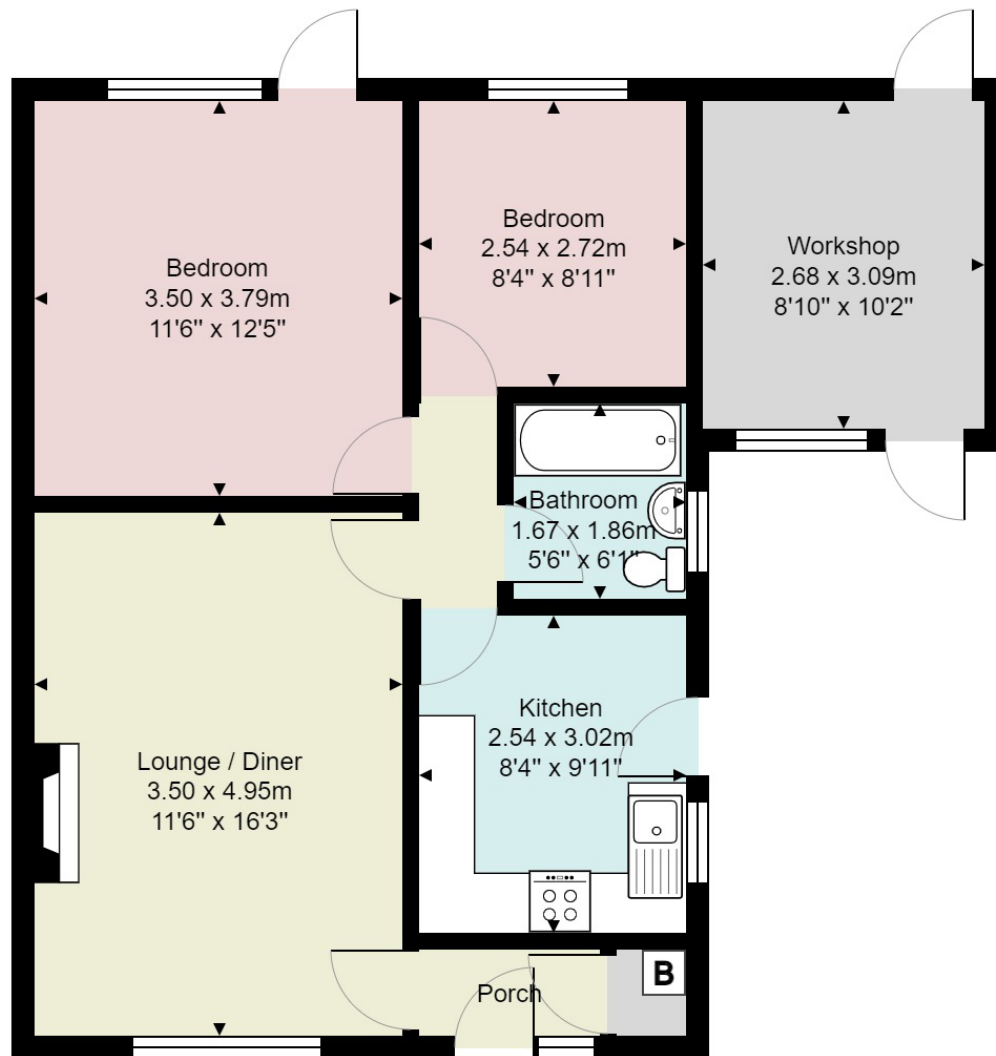
## EXTERNAL

At the front of the property, a level garden area looks out over trees and has a rockery area, lawn and flower beds.

The sloping driveway leads to a parking area at the side. A workshop has been created at the side and has power and light along with double glazed windows and doors.

The rear garden is a good size with a deck leading from the larger bedroom - perfect for a morning cuppa and a further patio. Veg and fruit beds lead to two sheds - one of which is used as a hobby studio.





## FLOOR PLAN

ENTRANCE PORCH

LOUNGE DINER 11' 6" x 16' 3 (3.50m x 4.95m)

KITCHEN 8' 4" x 9' 11" (2.54m x 3.02m)

BEDROOM 11' 6" x 12' 5" (3.50m x 3.79m)

BEDROOM 8' 4" x 8' 11" (2.54m x 2.72m)

BATHROOM 5' 6" x 6' 1" (1.67m x 1.86m)

EXTERNAL

WORKSHOP 8' 10" x 10' 2" (2.68m x 3.09m)

## EPC RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C		
55-68	D	67   D	
39-54	E		
21-38	F		
1-20	G		

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









## KEY FACTS

### DIRECTIONS

Entering Kendal from the south on Milnthorpe Road, A6, turn left after Kendal College onto Vicarage Drive. Continue up the hill, with the property located to the right hand side just before Vicarage Park School.

### GENERAL INFORMATION

**MAINS SERVICES:** Water, Gas, Electric and Drainage

**TENURE:** Freehold

**COUNCIL TAX BAND:** C



## ARRANGE A VIEWING

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