



HIGH KENT CLOSE, KENDAL  
**£280,000**

**MILNE MOSER**  
SALES + LETTINGS



19 HIGH KENT CLOSE,  
KENDAL,  
CUMBRIA,  
LA9 7FA



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PARKING

**With views over the River Kent, neutral décor and a conservatory extension, this two bedroom semi detached house is ideal for first time buyers and downsizers and perfect for those looking for peace and quiet and a low maintenance home.**

Built in 2015, the property is presented like new with a modern kitchen, lounge, ground floor cloakroom/wc, two good sized double bedrooms (both with fitted furniture) and a bathroom.

A conservatory has been added at the rear - ideal for dining and enjoying the late afternoon sun and has views over the river.

The rear garden has space for pots and furniture whilst at the front is a parking space close to the property with an additional, larger space, located just across the courtyard.

High Kent Close is a small development of similar properties on the fringes of town, convenient for country and riverside walks. The Leisure Centre, hospital, local supermarket and Oxenholme Mainline Station are also within easy reach and there is a bus stop close by.







## ACCOMMODATION

Approaching at the front, a double glazed door leads into:

### ENTRANCE HALL

Stairs lead to the first floor and there are downlights to the ceiling, a radiator and a telephone point.

### CLOAKROOM/WC

A frosted UPVC double glazed window faces the front aspect. Fitted with a two piece suite comprising wc and pedestal wash hand basin. Ceiling light, an extractor and a radiator.

### KITCHEN

A UPVC double glazed window faces the front aspect overlooking High Kent Close. Fitted with cream shaker style base and wall units with contemporary oak twist handles, wood effect worktops and tiled splashbacks. Stainless steel sink with drainer, gas hob with canopy over and under counter oven. Ceiling light, radiator and both the fridge freezer and washing machine are to stay.

### LOUNGE/DINER

A good sized room with space for both lounge and dining suites if required. UPVC double glazed French doors lead to the conservatory. Built in cupboard under the stairs (with a downlight), two ceiling lights and two radiators. Television and telephone points.

### CONSERVATORY

A lovely addition to the property, usable all year round with a glass roof, radiator and an air-conditioning unit. UPVC double glazed to the rear and sides and double doors leading out to the patio. Views over the river bank towards trees.

### LANDING

Access to the loft and a ceiling light.

### BEDROOM

Having fantastic views over the River Kent, this good sized double bedroom has a radiator, ceiling light and both television and telephone points. An air-conditioning units has also been fitted and there are two UPVC double glazed windows. A range of good quality wardrobes have been installed and comprise two double wardrobes and a cupboard with shelves.





### BEDROOM

A similar size double bedroom also with fitted furniture (a double wardrobe and cupboard with shelves) plus a generous built in cupboard over the stairs with a light. UPVC double glazed window a ceiling light and a radiator.

### BATHROOM

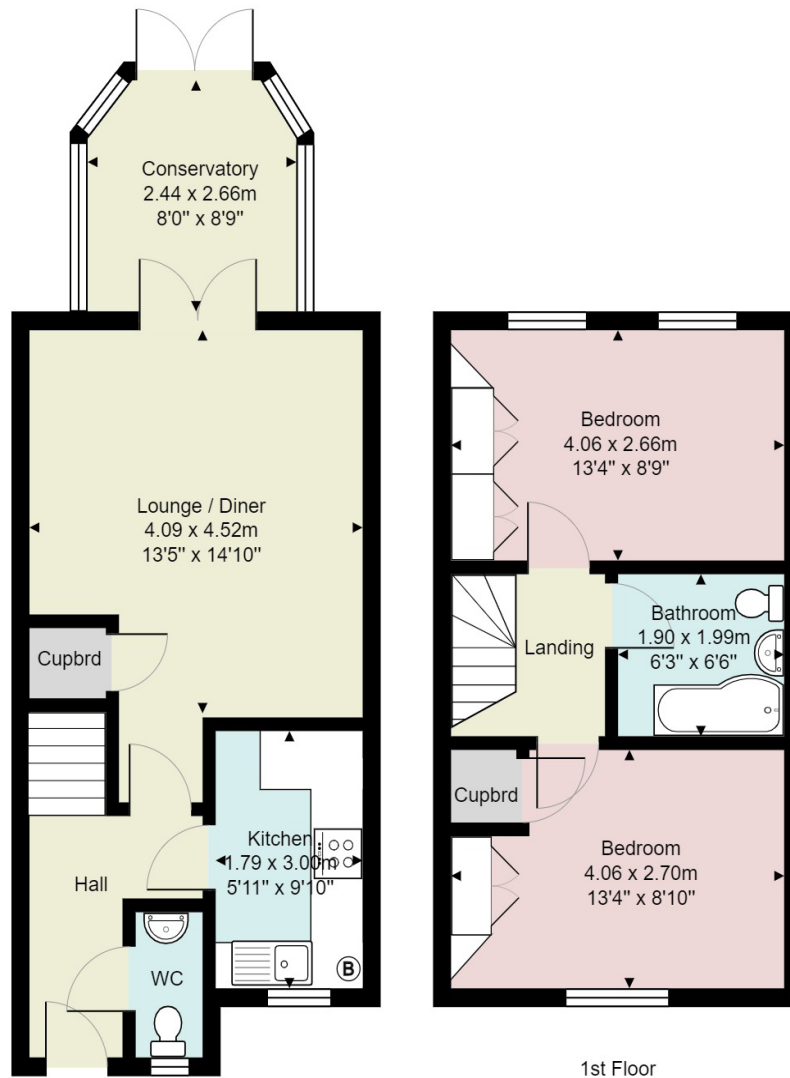
A modern stylish bathroom with a shower P shape bath with curved screen, pedestal wash hand basin and a WC. Heated chrome towel rail, shaver point, ceiling light, extractor and two mirrored wall cabinets.

### EXTERNAL

High Kent Close is a well maintained private development with parking spaces for residents plus designated areas for visitors. Number 19 has a space directly outside plus a further larger space across the courtyard. The larger space would accommodate a car and a motorbike if required.

At gate at the side of the property leads to an enclosed rear courtyard style garden, flagged and having space for pots, furniture and a small shed if needed. External tap. A trellis style fence and gate leads out to the river bank - maintained by the management company, the river bank offers further space for seating and lovely views over the river.





Ground Floor

1st Floor

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

## FLOOR PLAN

### GROUND FLOOR

KITCHEN	5' 11" x 9' 10" (1.79m x 3m)
LOUNGE/DINER	13' 5" x 14' 10" (4.09m x 4.52m)
CONSERVATORY	8' 0" x 8' 9" (2.44m x 2.66m)

### FIRST FLOOR

BEDROOM	13' 4" x 8' 9" (4.06m x 2.67m) including wardrobes
BEDROOM	13' 4" x 8' 10" (4.06m x 2.69m) including wardrobes
BATHROOM	6' 3" x 6' 6" (1.91m x 1.98m)

## EPC RATING

Score	Energy rating	Current	Potential
92+	A		95   A
81-91	B	82   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		









## KEY FACTS

### DIRECTIONS

Leaving Kendal on Aynam Road, continue onto Lound Road and through at the traffic lights. At the roundabout with Kirkbie Kendal, take the second exit onto Natland Road. Continue pass the business park and turning to Rinkfield with High Kent Close located to the right hand side opposite Gallowbarrow. Once on High Kent Close, follow the road down and to the right with the property located to the left hand side.

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### GENERAL INFORMATION

**MAINS SERVICES:** Water, Gas, Electric and Drainage. The surface water of the development runs into the River, however the property is connected to the mains sewer.

**TENURE:** Freehold. There is a charge of £37 per month for upkeep of the communal grounds, including the river bank, parking areas and lighting. Remainder of NHBC guarantee.

**COUNCIL TAX BAND:** C



## ARRANGE A VIEWING

To arrange your viewing contact our Kendal Sales Team:

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