



MILNE MOSER
SALES + LETTINGS



**70 Captain French Lane
Kendal,
LA9 4HP**

£200,000





In a popular location with country walks on the doorstep, this mid terraced cottage is an ideal first time buy or second home. Within an historic area of Kendal, there are rooftop and open views at the rear. The ground floor accommodation has been opened up and a light bright lounge dining kitchen space has been created. On the first floor are two bedrooms along with a stylish wow factor shower room. Stairs from the second bedroom lead to a further developed loft space. The rear courtyard is a pleasant space with room for seating and pots and there is a parking space accessed from the rear lane along with a shared outhouse. A well maintained property with gas central heating and double glazing.

ACCOMMODATION

The frosted double glazed door leads into:

OPEN PLAN LOUNGE DINING KITCHEN AREA

23' 3" x 13' 4" (7.09m x 4.06m)

With space for both a lounge suite and dining table, this pleasant room has two UPVC double glazed windows at the front and a further UPVC double glazed at the rear in the kitchen rear. The lounge space has a marble style fire surround with living flame gas fire and there is a radiator, ceiling light and television point.

The kitchen is fitted with cream shaker style base and wall units with wood effect worktops and tiled splashbacks. Ceramic hob with canopy over and electric oven and integrated fridge and freezer. One and a half bowl sink with drainer, plumbing for a washing machine and a door leads to the rear courtyard. Ceiling light and a radiator.

Enclosed stairs lead to the first floor.

LANDING

Having a built in cupboard and a ceiling light. Pretty wooden doors lead to the two bedrooms and shower room.

BEDROOM

12' 10" x 9' 8" (3.91m x 2.95m) max Facing the front aspect, this L shaped double bedroom has a ceiling light, radiator and UPVC double glazed window.

BEDROOM

10' 11" x 6' 6" (3.33m x 1.98m)

UPVC double glazed window to the rear aspect overlooking rooftops and Kendal town at the side. Radiator, ceiling light and stairs leading to the developed loft.



ACCOMMODATION CONTINUED

SHOWER ROOM

10' 9" x 6' 1" (3.28m x 1.85m)

Remodelled in recent years, the shower room has a real wow factor with a stylish three piece suite comprising large low profile walk in shower cubicle with both fixed head and riser spray, a concealed cistern WC and wider vanity wash hand basin. Illuminated wall cabinet (with internal light and shaver point), LED sensor lighting to the vanity basin and downlights to the ceiling. Cupboard with Vaillant boiler, an extractor and under floor heating along with a chrome heated towel rail.

DEVELOPED LOFT

15' 0" x 13' 0" (4.57m x 3.96m) max

Having a Velux facing the front aspect. There is a feature exposed stone wall, a ceiling light and eaves storage. Some restricted head height.

EXTERNAL

At the rear is a flagged courtyard area with space for pots and seating. A gate and steps leads down to the parking space which is access from via a lane and Gillinggate. There is a coalhouse/bunker/store and an addition outhouse which is shared between numbers 68 and 70 with doors from each property.



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.

DIRECTIONS

Leaving our office on foot proceed towards the Brewery Arts Centre, turning right onto Captain French Lane just past the pharmacy. Continue up the hill (one way) with the property located towards the top on the left hand side. The top of Captain French Lane can also be accessed on foot from East View and Bankfield Road.

GENERAL INFORMATION

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

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