



**Sycamore Close, Endmoor, Kendal, Cumbria, LA8 0NY**

**£439,000**

A generously proportioned, detached family home with superb large gardens.  
Desirable cul-de-sac within this sought after village. 1GB B4RN broadband.



SPECIALISTS IN PERIOD, INDIVIDUAL & RURAL PROPERTIES



## GENERAL DESCRIPTION

Dales & Shires Estate Agents are very pleased to offer for sale this well presented and well proportioned, detached family home. Boasting attractive, large, established gardens and further scope for buyers to adapt over time to personal requirements - this is an ideal long term family home. Occupying a pleasant, tucked away position at the head of this exclusive cul-de-sac. Features include: generous room sizes, plentiful natural daylight, gas central heating, PVCu double glazing, tasteful decoration and ultrafast 1GB B4RN broadband connectivity. We anticipate this property will appeal to a variety of discerning buyers and we advise an early viewing to appreciate the location, gardens, space, long-term potential and value.

## PROPERTY SUMMARY

The accommodation includes two main reception rooms, a conservatory, family sized breakfast kitchen, integral garage, four double bedrooms and two bathrooms, plus an downstairs WC. Externally there is off street parking at the front for 2 -3 cars. To the rear is a large, established garden. Viewings are highly recommended.

## LOCATION

Surrounded by beautiful countryside, Endmoor is a highly desirable, conveniently located and established village, with its own amenities. This property benefits from being in the catchment area for Dallam School in Milnthorpe and Queen Elizabeth School in Kirkby Lonsdale. The popular market town of Kendal is nearby, offering a wide array of shops, schools, pubs, restaurants, supermarkets and leisure facilities. The beautiful and World-famous Lake District National Park and World Heritage site is just a few minutes' drive away, offering stunning scenery and outstanding opportunities for outdoor pursuits on the fells and lakes. The Yorkshire Dales, Eden Valley and attractive western coastline are also accessible with ease. Excellent local and national transport links make this area a popular choice with commuters and holiday makers (M6, A65 & Direct trains to Manchester, London, Glasgow and beyond).

## DIRECTIONS

Sat Nav location: LA8 0NY.

## GROUND FLOOR

Spacious central reception hallway with understairs cloakroom WC.

**Lounge** 16' 11" x 10' 6" (5.15m x 3.20m)  
Good sized lounge with double doors to:

**Dining Room** 10' 4" x 9' 11" (3.15m x 3.02m)  
Ideal formal dining room with double doors to the conservatory and door to:

**Breakfast Kitchen** 16' 7" x 9' 10" (5.05m x 2.99m)  
A well equipped family sized kitchen with ample dining/breakfast space. Integrated fridge, freezer, dishwasher and space for a range cooker. Side door and door to the garage.

**Conservatory** 9' 6" x 9' 0" (2.89m x 2.74m)  
Providing a pleasant outlook over the garden, with double doors onto the rear patio.



## FIRST FLOOR

Central landing.

**Master Bedroom** 14' 1" x 9' 11" (4.29m x 3.02m) max.

Double bedroom with dressing area and fitted wardrobes. Door to:

**En-Suite** 6' 2" x 5' 8" (1.88m x 1.73m)

Fitted shower suite.

**Bedroom Two** 11' 0" x 10' 5" (3.35m x 3.17m)

Double bedroom with fitted wardrobe.

**Bedroom Three** 12' 10" x 9' 5" (3.91m x 2.87m) max.

Double bedroom with overstairs cupboard.

**Bedroom Four** 13' 4" x 8' 11" (4.06m x 2.72m) max.

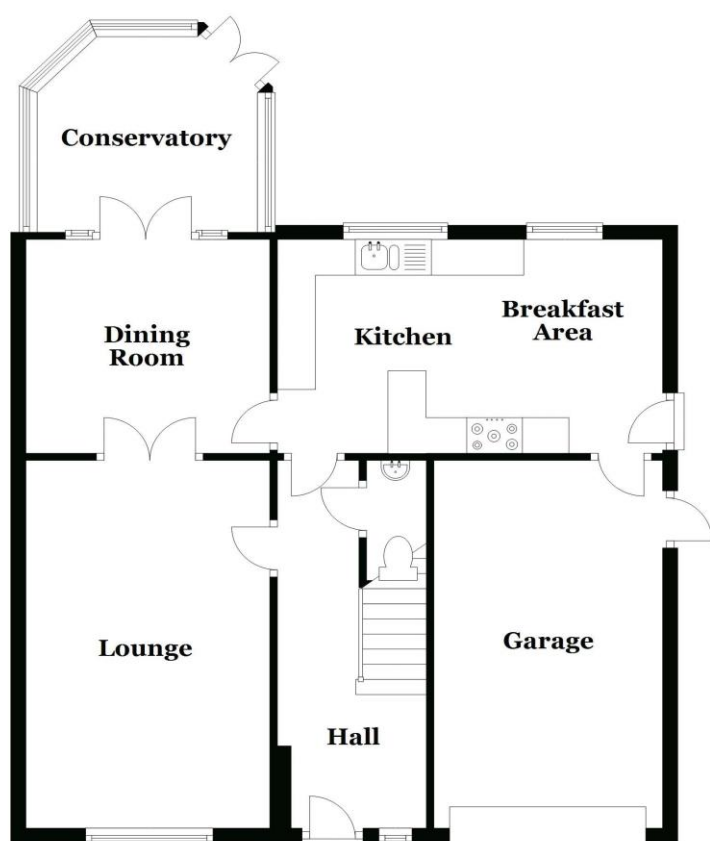
Double bedroom with fitted bedside units.

**Bathroom** 8' 1" x 7' 3" (2.46m x 2.21m)

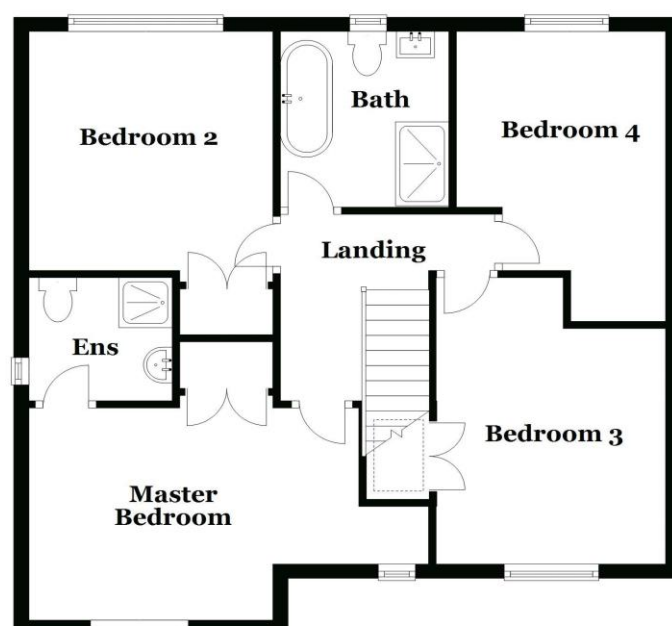
A stylish and modern family bathroom with contemporary free-standing bath suite and separate shower cubicle.



**Ground Floor**



**First Floor**







**INTEGRAL GARAGE 16' 6" x 9' 2" (5.03m x 2.79m)**  
Side door, up and over garage door and utility area with power and plumbing.

### OUTSIDE

To the front is a gravelled driveway providing parking for 2 – 3 cars. Gated side access leads to: The family-sized, established rear garden, which has a large paved patio, lawn and mature borders. There is plentiful space and scope for future buyers to adapt to their own requirements, perhaps by extending the house, and/or installing a garden office.

### PROPERTY TO SELL?

We sell successfully for clients throughout Yorkshire, Cumbria & surrounding areas.

We are specialists in handling Period, Individual and Rural properties throughout the region. To find out how we can successfully sell your property for the best possible price contact us to arrange a free, no obligation Market Appraisal.

Our sales fees are competitive. We have no hidden catches, NO long contract tie-ins and NO setting up or withdrawal fees,

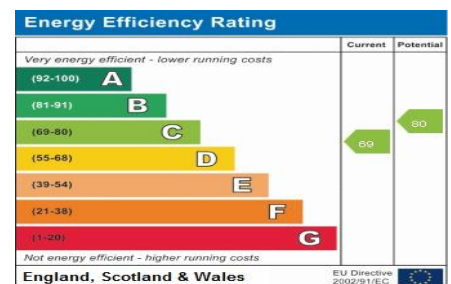
Call us or visit [www.dalesandshires.com](http://www.dalesandshires.com) for full details.

### Viewing / Offer Process:

All viewing requests, offers or negotiations must be made directly to Dales & Shires.

**Tenure:** Freehold.  
**Council Tax Band:** F.

These details were prepared / amended on: 14/11/2022



#### AGENT'S STANDARD DISCLAIMER

1. These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact' and they do not form part of any contract. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information, particularly if contemplating travelling some distance to view the property.
2. Any areas, measurements, floor plans or distances referred to may be approximated, are given as a guide only and are not always precise. Floorplans should not be relied upon as accurate or a true representation of the size, shape or function of a room / property.
3. Some wide angle photography may be used to allow enhanced & comprehensive presentation. This can cause distortion to images & perspectives. We advise a personal inspection.
4. Photos, floorplans & images are the copyright & property of Dales & Shires Ltd. and may not be reproduced or used in any way by anybody else without our expressed permission.
5. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Purchasers must satisfy themselves by inspection, survey, specialist report or otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars.
6. No representative of Dales & Shires has any authority to make or give any representation or warranty in relation to this property or these particulars, nor enter into any contract relating to the property on behalf of the vendor.

**Phone:** 01423 20 60 60  
**E-Mail:** [sales@dalesandshires.com](mailto:sales@dalesandshires.com)  
**Web:** [www.dalesandshires.com](http://www.dalesandshires.com)  
**Office:** Windsor House, Cornwall Road, Harrogate, HG1 1LE

