



Linnet Grove, Kendal, Cumbria, LA9 7RP

£275,000

Pleasant & convenient cul-de-sac position. Modern 3 bed semi. Attractive views.
Parking, garage & garden. No Onwards Chain.

Dales & Shires
ESTATE AGENTS

SPECIALISTS IN PERIOD, INDIVIDUAL & RURAL PROPERTIES

GENERAL DESCRIPTION

Dales & Shires Estate Agents are very pleased to offer for sale this attractive, modern 3-bedroom semi-detached home. Ideally cul-de-sac location in this desirable and convenient location. Features include: PVCu double glazing, gas central heating, plentiful natural daylight, attractive views and great scope to cosmetically update to personal tastes. We anticipate this property will appeal to a variety of buyers and we advise an early viewing to appreciate the location, outlook, potential and value.

PROPERTY SUMMARY

The accommodation includes a lounge, dining kitchen, cloakroom/WC, three bedrooms and family bathroom. Externally there is block paved parking to the front, an attractive rear garden and single garage.

LOCATION

Enjoying a convenient cul-de-sac position within this desirable area of Kendal. Kendal is a thriving South Lakeland town, much loved by locals and tourists as a gateway to the Southern Lake District. Surrounded by picturesque countryside, Kendal offers a wide array of shops, schools, pubs, restaurants, supermarkets and leisure facilities. This is an ideal location for access into the town's central amenities, as well as convenient access to main transport links for travel further afield. 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 within easy reach. Excellent local and national transport links make this area a popular choice with commuters and holiday makers (M6, A65 & Direct trains to London Euston).

DIRECTIONS

Sat Nav location: LA9 7RP.

GROUND FLOOR

Front entrance hall with door to the cloakroom/WC. Inner door to:

Lounge 15' 8" x 14' 4" (4.77m x 4.37m) max inc stairs.

Well proportioned main reception room with front window, open plan staircase and door to:

Kitchen / Diner 14' 3" x 8' 4" (4.34m x 2.54m)

Fitted kitchen with breakfast/dining area, understairs cupboard/pantry and double glazed doors to the rear garden. Integrated electric hob & oven and space for a washing machine and fridge/freezer.



FIRST FLOOR

Landing with side window.

Bedroom One 14' 0" x 8' 3" (4.26m x 2.51m)

Double bedroom with front window and fitted wardrobes.

Bedroom Two 10' 1" x 7' 10" (3.07m x 2.39m)

Double bedroom with rear window and fitted wardrobes.

Bedroom Three 10' 3" x 5' 9" (3.12m x 1.75m) inc bulkhead.

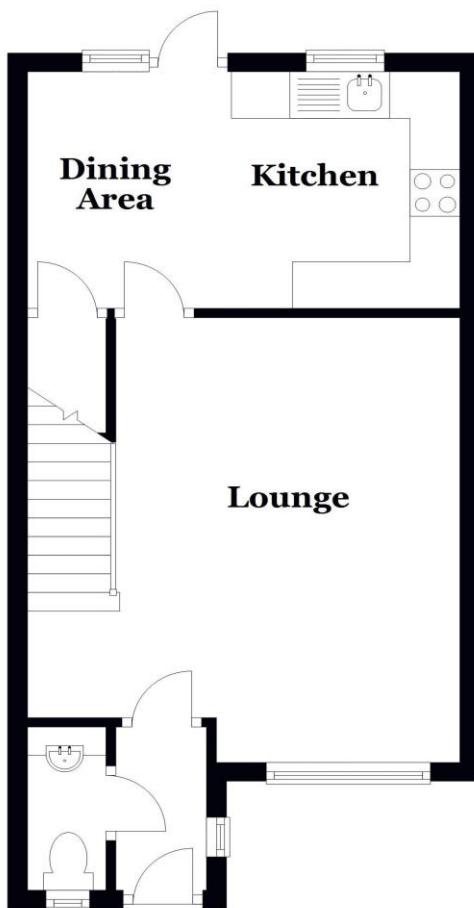
Single sized bedroom / office with front window and overstairs bulkhead cupboard housing the boiler.

Bathroom 6' 2" x 5' 8" (1.88m x 1.73m)

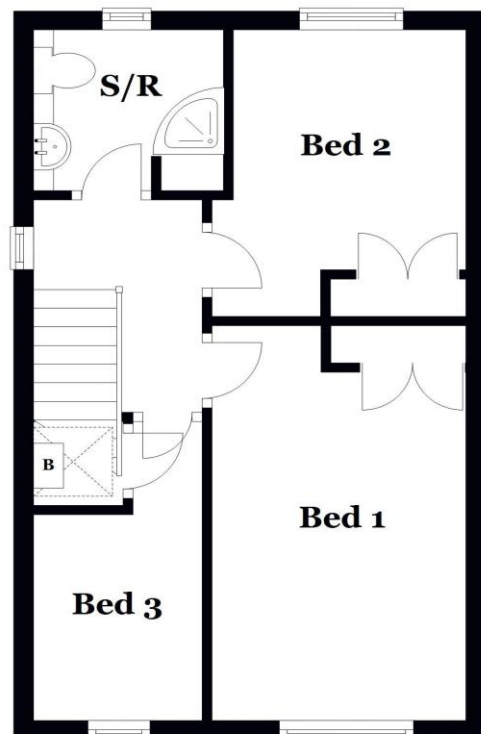
Fitted shower suite with a good-sized shower cubicle with built-in seat.



Ground Floor



First Floor





GARAGE 17' 0" x 8' 2" (5.18m x 2.49m)

Single garage with electric remote-controlled door. Power, light and plumbing for a washing machine. Side window.

OUTSIDE

To the front is an attractive block paved car parking area. Side vehicle access leads to the garage. The rear garden is relatively low maintenance, with an attractive outlook over Natland Beck, the adjoining playing field and distant fell views beyond.

PROPERTY TO SELL?

We sell successfully for clients throughout Yorkshire & 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,

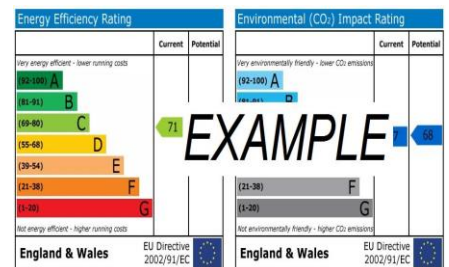
Call us or visit www.dalesandshires.com for full details.

Viewing / Offer Process:

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

Tenure: Freehold.
Council Tax Band: C.

These details were prepared / amended on: 25/02/2024



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
Web: www.dalesandshires.com
Office: Windsor House, Cornwall Road, Harrogate, HG1 1LE

