



## Kendal

£190,000

15 Moore Field Close, Kendal, Cumbria, LA9 5PH

This tastefully decorated modern end terraced house is tucked away on a good plot in the corner of a quiet cul-de-sac enjoying a delightful enclosed private rear garden.

An easy to manage home with an excellent fitted kitchen and bathroom, with two bedrooms and two allocated parking spaces. A home ideal for the first-time buyer or for those purchasers seeking an investment.

### Quick Overview

Well presented end of terrace  
Living room & fitted kitchen  
Two bedrooms & bathroom  
Rear enclosed garden  
No upward chain  
Splendid Views  
Ultrafast broadband available  
Parking for two cars



2



1



1



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Ultrafast  
Broadband



Allocated  
Parking

Property Reference: K6935



Living Room



Living Room



Kitchen



Kitchen

### Property Overview:

15 Moore Field Close is located a short distance away from Kendal town, which offers a wealth of local amenities. Enjoy a variety of shops, cafes, and restaurants, as well as excellent schools, healthcare facilities, and recreational options. The town is well-connected with public transport links, making it easy to explore the beautiful Lake District and beyond.

This delightful two-bedroom end-terraced house set in this peaceful cul-de-sac offers a perfect blend of comfort and charm. As you step inside, you are greeted by a storage cupboard perfect to hang your coats up. The well-appointed fitted kitchen with integrated appliances such as a 4 ring hob, oven, extractor fan, stainless steel sink and plumbing for a washing machine. The kitchen boasts ample storage space, ensuring all your essentials are neatly tucked away.

The living room is a true highlight, featuring French doors that open out onto a beautifully stoned rear garden. This outdoor space is perfect for entertaining or simply unwinding after a long day, with a lovely decking area perfect for a summers evening.

Upstairs are two bedrooms and the bathroom. Bedroom one is a large double with a deep over stairs cupboard, built in clothing rail and fine views over the garden and across the open fields. Bedroom two faces the front elevation with distant views. The house bathroom has a three piece suite comprising; a panel bath with shower over, wash hand basin and a WC.

Whether you are a first-time buyer, looking to downsize, or seeking an investment opportunity, this end-terraced house is a must-see.

### Accommodation (with approximate dimensions):

#### Ground Floor:

Entrance Hall

Storage Cupboard

Fitted Kitchen

8' 7" x 5' 7" (2.62m x 1.7m)

Living Room

13' 7" x 12' 5" (4.15m x 3.79m)

#### First Floor:

Landing

Bedroom 1

13' 7" x 9' (4.14m x 2.74m)

Bedroom 2

9' 0" x 6' 11" (2.74m x 2.13m)

House Bathroom

**Parking:**

Two allocated parking spaces to the front of the property.

**What3words Location & Directions:** [///sofas.closes.backfired](https://www.what3words.com/sofas.closes.backfired)

The property is situated on the northern edge of Kendal to the west of the town centre and can be found by taking the Windermere Road out of Kendal, turning right into Garth Brow and following the road round continuing past High Garth and High Sparrowmire onto Kettlewell Road. Follow the road round to the left into Moore Field Close and number 15 can then on the left hand corner at the head of the cul-d-sac.

**Services:**

Mains electricity, mains gas, mains water and mains drainage.

**Council Tax:**

Westmorland & Furness Council - Band B

**Tenure:**

Freehold.

**Viewings:**

Strictly by appointment with Hackney & Leigh Kendal Office.

**Energy Performance Certificate:**

The full Energy Performance Certificate is available on our website and also at any of our offices.

**Anti-Money Laundering Regulations (AML)**

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Bedroom 1



Bedroom 2



Garden

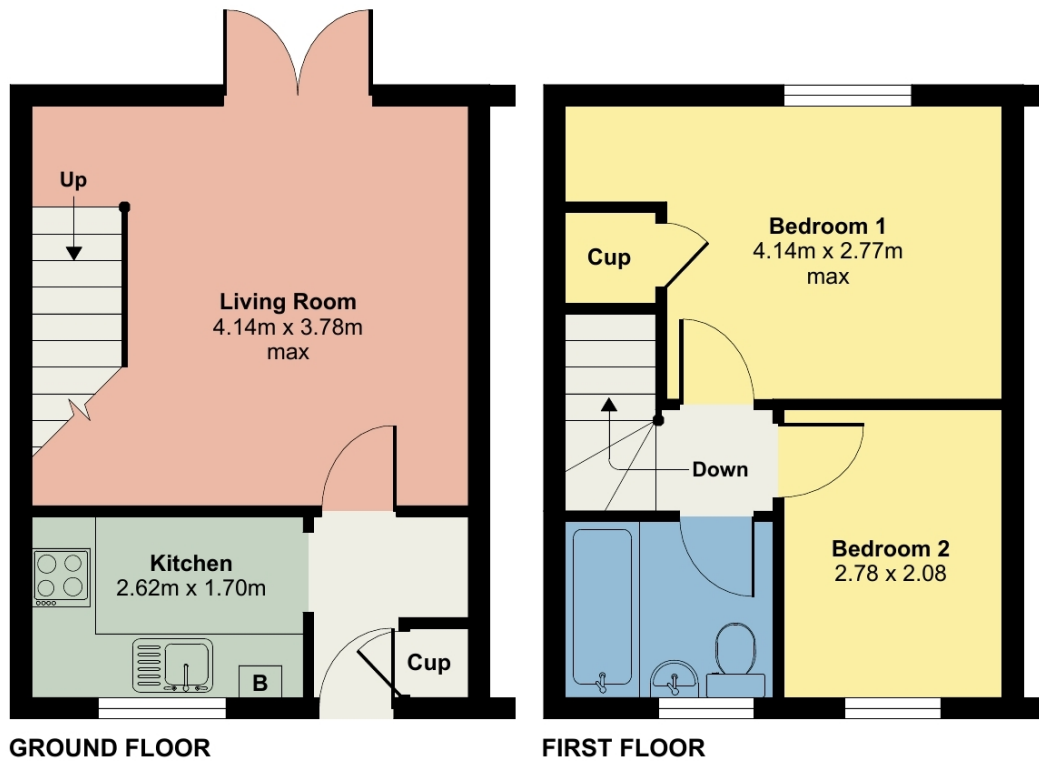


Views

# Moore Field Close, Kendal, LA9

Approximate Area = 504 sq ft / 46.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Hackney & Leigh. REF: 1183093

A thought from the owners... A lovely bright house with lovely views to the rear.

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