



Kendal

£310,000

37 Heron Hill, Kendal, Cumbria, LA9 7LD

Welcome to this delightful bungalow, perfectly nestled on a generous plot, at the south end of Kendal town. This charming home offers a prime location, providing easy access to local supermarkets and schools. The property is well-connected with public transport links making it easy to explore the beautiful Lake District and beyond; Making it an ideal choice for those seeking convenience and community.

As you step inside, you are welcomed by a spacious hallway adorned with wooden flooring, creating an inviting atmosphere. The hallway benefits from a built-in shelved storage cupboard, which also houses the hot water cylinder-perfect for storing linen, towels, and other household items. This practical feature adds to the home's overall convenience and thoughtful layout.

Quick Overview

- Detached Bungalow
- Two Double Bedrooms plus home office utilised as a third bedroom
- House Bathroom
- Fitted Kitchen & Dual aspect living Room
- Convenient location close to schools & shops
- Detached Garage
- Highly sought after residential area
- Low maintenance rear garden
- Driveway parking
- Ultrafast Broadband

Property Reference: K7091



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Ultrafast
Broadband



Driveway Parking
& Deatched
Garage



Living Room



Dining Room



Kitchen



Bathroom

To your right, the lounge area awaits, a room that enjoys generous natural light, thanks to its dual aspect and large bay window. The open fire is positioned with a tiled hearth and cosy fireside alcoves, offering built in shelving for organised storage options.

Moving towards the rear of the property, you are welcomed into a generously sized dining room, offering both comfort and practicality. This versatile space benefits from ample built-in storage, including a cupboard currently used as a pantry and a separate walk-in storage area, which houses the boiler -ideal for housing household essentials such as a vacuum cleaner, mop, ironing board, and more. The dining room also features a set of base units and dedicated space for a fridge freezer, adding further functionality to the space and making it well-suited for everyday family living.

Adjacent to the dining area is the newly fitted, contemporary kitchen, designed with clean lines and a modern finish. It is equipped with a Lamona oven, a four-ring electric hob, sleek base storage units, and an inset stainless steel sink. This stylish and practical kitchen provides an efficient layout for meal preparation and is well-positioned to serve both the dining room and conservatory beyond.

To the rear of the property, you'll find a bright and spacious conservatory, currently utilised as a versatile utility area, with plumbing in place for a washer dryer. This space offers a seamless transition between indoor and outdoor living, making it ideal for relaxing or hosting guests.

Bedroom One is a true sanctuary of space and light, boasting a front-facing aspect. With its generous proportions, this room offers the perfect canvas for personalisation, allowing the new owner to create a tranquil and inviting retreat-ideal for rest and relaxation.

Bedroom two continues the home's theme of spacious and comfortable living, offering a well-proportioned and versatile space that can easily adapt to a variety of needs. A large window allows an abundance of natural light to flood the room, enhancing its bright and airy ambience.

The third internal room does not qualify as a bedroom under current building regulations, as its window opens into the conservatory rather than to the outside. However, this adaptable space is ideal for use as a home office, playroom, or hobby room. The current owner is utilising it as a single bedroom, showcasing its flexibility to suit a variety of needs.

The house bathroom is conveniently appointed, featuring marble-effect panelled walls and bath with an overhead electric shower, a glass shower screen, vanity unit with wash hand basin, a WC, and a heated towel radiator to complete the space.

Step outside into the landscaped rear garden, a generous and well-maintained outdoor space that's perfectly suited for family gatherings, playtime, or alfresco dining. Mature hedging to the front of the property enhances privacy, offering a peaceful retreat set back from the road.

The detached garage is set back from the driveway, offering convenient and secure parking or additional storage space. It features an up-and-over door and is fully fitted with lighting and power, making it suitable for a range of uses. Inside, built-in shelving

provides practical storage for tools, gardening equipment, or outdoor gear, helping keep everything organised and easily accessible.

Accommodation with approximate dimensions:

Entrance Hall

Living Room 4' 42" x 4' 11" (2.29m x 1.5m)

Dining Room 3' 25" x 3' 11" (1.55m x 1.19m)

Kitchen 2' 69" x 1' 94" (2.36m x 2.69m)

Conservatory 4' 44" x 1' 72" (2.34m x 2.13m)

Bedroom One 3' 95" x 3' 33" (3.33m x 1.75m)

Bedroom Two 3' 56" x 3' 30" (2.34m x 1.68m)

Study 2' 42" x 1' 81" (1.68m x 2.36m)

Bathroom

Garage 4' 75" x 3' 12" (3.12m x 1.22m)

Property Information:

Tenure: Freehold.

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

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

Council Tax: Westmorland and Furness Council - Band D.

Viewings: Strictly by appointment with Hackney & Leigh Kendal Office.

What3words & Directions: [///drama.reward.ducks](https://www.what3words.com/drama.reward.ducks)

Travelling from Kendal town centre, proceed south along Aynam Road and continuing onto Lound Road. At the roundabout take the 1st exit onto Burton Road (A65), proceed past the Leisure Centre, turn left just after the traffic lights onto Heron Hill, number 37 can then be found on your right hand side a short way down.

Anti-Money Laundering Regulations (AML): Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Bedroom One



Bedroom Two



Third Internal Room



Conservatory

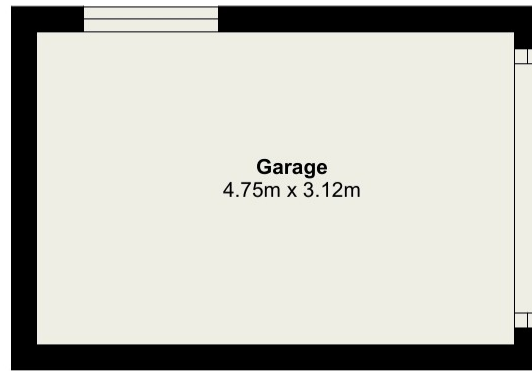
37 Heron Hill, Kendal, LA9

Approximate Area = 928 sq ft / 86.2 sq m

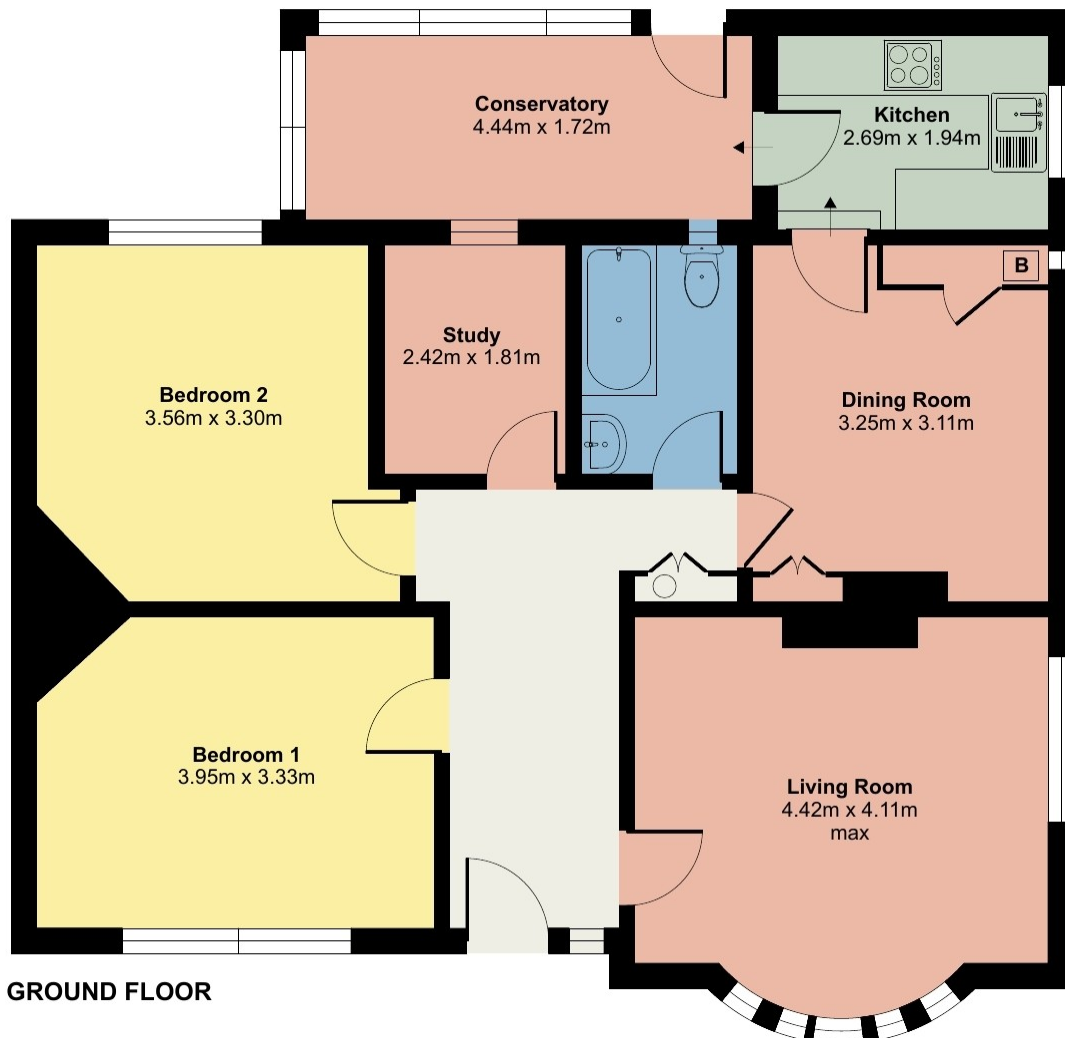
Garage = 160 sq ft / 14.8 sq m

Total = 1088 sq ft / 101 sq m

For identification only - Not to scale



GARAGE



GROUND FLOOR

A thought from the owners...

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