



Kendal

£250,000

13 Milnthorpe Road
Kendal
Cumbria
LA9 5QQ

Situated on the southerly fringe of the South Lakeland market town of Kendal within walking distance of the many excellent local amenities including schools and Kendal college is this surprisingly large, traditionally built stone and slate terraced house that enjoys flexible living space for all the family and benefits from a large garage and enclosed yard.

The accommodation is laid out over four floors with three of the four double bedrooms all having their own en-suite shower rooms. On the ground floor is a large living room with adjoining study/office and the breakfast kitchen, dining room and utility are located on the lower ground floor. If you are seeking a home with good living space in a convenient location, that is well presented and tastefully decorated, then this is a property that should be on your to view list.

Property Ref: K6281





Living Room

Description: This stone and slate terraced house offers well presented, well balanced living space laid out over four floors making this an ideal home for the growing family. On the ground floor is a good sized living room and useful study/office and on the lower ground floor an attractive fitted breakfast kitchen, separate dining room and useful utility room with WC. To the first floor is the house bathroom and two bedrooms one with its own en-suite shower room and completing the picture on the second floor are a further two double bedrooms both with their own en-suite shower rooms. Outside you will find a large garage with electricity, a small paved yard and access onto the rear lane. UPVC double glazing and gas central heating are installed. Located to the south of the town in a convenient location within easy walking of shops, schools and Kendal college.

Location: Situated on Milnthorpe Road a short way along from Netherfield Bridge, number 13 can be found on the left hand side just past the turning into South Road and opposite Glebe Road. Access to the back of the property and garage can be obtained via the lane that runs to the rear of the terrace.

Accommodation with approximate dimensions: Ground Floor

Hall part-glazed front door with part-glazed door to:

Inner Hall with staircase to first floor and door to:

Living Room 18' 2" x 10' 8" (5.55m x 3.27m) with UPVC double glazed window, radiator, coving to ceiling and two ceiling roses. Attractive timber fireplace with cast iron and tiled inset and living flame gas fire upon a slate hearth. Two matching arched alcoves, one with shelving. TV aerial point. Glazed panelled door to:

Study 10' 10" x 8' 0" (3.32m x 2.46m) with UPVC double glazed window and aspect to the rear. Built-in shelved cupboard with storage over, airing cupboard with Viessmann boiler and Santon hot water cylinder. Fitted wall and base cupboards and two desk spaces. Door to staircase to lower ground floor.

Lower Ground Floor

Breakfast Kitchen 13' 10" x 12' 5" (4.22max m x 3.79m) with two UPVC double glazed window and door to the rear yard. Fitted with an attractive range of wall and base units with complementary work surfaces incorporating a breakfast bar and inset bowl and half sink with drainer. A range of kitchen appliances comprise; cooker hood and extractor, integrated Bosch fridge, freezer and dishwasher. Attractive staircase with wrought iron spindles and timber balustrade to first floor.

Dining Room 12' 6" x 8' 10" (3.82 m x 2.70m) with UPVC double glazed window, radiator and cupboard housing electric meters.

Utility/Cloakroom 12' 1" x 4' 7" (3.69m x 1.40m) vanity unit with wash hand basin, WC. Fitted wall and base units, plumbing for washing machine and space for tumble dryer. Part tiled walls, extractor and ceiling mounted clothes airer. Useful store cupboard.



Breakfast Kitchen

First Floor Landing

Bedroom 1 (front) 13' 0" x 11' 8" (3.98 max m x 3.57m) UPVC double glazed window, fitted with a range of built-in pine wardrobes with storage cupboards over. Radiator and TV aerial point. En-Suite Shower room with shower cubicle with Mira shower, wall hung wash basin and WC. Panelling to walls, vertical towel radiator and extractor.

Bedroom 2 (rear) 8' 8" x 8' 3" (2.65m x 2.52m) UPVC double glazed window, radiator and TV aerial point.

Bathroom a three piece suite comprises; Whirlpool corner bath with shower over, vanity sink unit and WC. Part tiled walls, radiator and extractor.

Second Floor

Landing with Velux roof light.

Bedroom 3 (front) 11' 1" x 10' 9" (3.39m plus wardrobes x 3.30m) UPVC double glazed window, two fitted double wardrobes, radiator and TV aerial point. En-suite Shower room with shower cubicle with Mira shower, pedestal wash basin and WC. Vertical towel radiator and extractor. Wood-effect laminate flooring and panelling to walls.

Bedroom 4 (rear) 12' 11" x 8' 3" (3.94m x 2.54m) with radiator, TV aerial point and UPVC double glazed window. En-suite Shower room with shower cubicle with Mira shower, pedestal wash basin and WC. Part-tiled walls, extractor.

Outside:

Garage 15' 8" x 11' 8" (4.78m x 3.58m) with up and over door, power and light. Window and door to yard.

The property has a small paved fore garden with steps to the front door. To the rear is a private enclosed paved yard with outside tap and gate to the rear access lane.

Tenure: Freehold

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

Council Tax: South Lakeland District Council - Band C

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.



Total area: approx. 134.4 sq. metres (1447.1 sq. feet)

For illustrative purposes only. Not to scale. REF: K6088

A thought from the owners...We moved in with three teenage daughters – room to be together and space for everyone to do their own thing.

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract.