



Endmoor

£500,000

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

The word generous can be used in many contexts but especially when describing this attractive village family home for all age groups. The excellent layout offers an 18' family breakfast kitchen, a splendid living room and separate dining room, home office/study and downstairs cloakroom, all of which balance well with the house bathroom, the master bedroom with its en-suite shower room and three further bedrooms.

Tucked away in a quiet cul-de-sac the house sits on a good plot with ample off road parking and a delightful enclosed private garden with its very own outdoor entertaining area and hot tub. The large integral garage will eat up all your bikes and stuff, and for those looking to the future an electric car charging point is included - If you want space and privacy for your family come and view this home of real quality that enjoys a convenient location within easy access of local schools, junction 36 of the M6 and the mainline railway station at Oxenholme a short drive away.

Quick Overview

- Excellent detached village property
- Well planned living space for the all the family
- Large living room, dining room and study
- Splendid breakfast kitchen
- Master bedroom with en-suite shower room
- Three further bedrooms & house bathroom
- Excellent outdoor-entertaining space including a hot tub
- Well tended gardens
- Large garage, driveway and electric charging point
- Ultrafast Broadband speed up to 1000MBPS



4



2



3



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1000
MBPS



Large garage, driveway
& electric charging
point

Property Reference: K6736



Outdoor living and entertaining space



Entrance Hall



Living Room



Excellent Fitted Breakfast Kitchen

Location: Sycamore Close is conveniently situated in the South Lakeland village of Endmoor being close to local shops and primary school and within easy reach of the M6 motorway at the Farleton Interchange Junction 36. Endmoor is situated alongside the A65 between Crooklands and Kendal and the property can be found as you approach the Village by taking the first turning left into Sycamore Close, follow the road round keeping where number 11 can then be found on your left side.

The village of Endmoor has a thriving community with village shop, bakery, club and primary school. It is also in the catchment area for the respected Queen Elizabeth School in Kirkby Lonsdale, for which a free bus is run by Cumbria County Council from the village.

Property Overview: The first impression on pulling onto the driveway of number 11 is one of a home that is well cared for and maintained. Then stepping into the light and airy entrance hall with its attractive 'Amtico' flooring the sense of space that awaits those that view is first experienced.

To the right of the hallway is the first of the three living rooms, currently in use as a home office with a pleasant aspect overlooking the front garden.

The living room with its oak flooring has patio doors that open to the rear garden, with the main focal point of this delightful room being a feature wall that creates space for a wall mounted TV together with a contemporary inset living flame gas fire with slate surround and hearth.

What was a formal dining room now providing that second sitting room or games room for the children.

Overlooking the rear garden and with a glazed door opening to the garden is the recently upgraded breakfast kitchen, installed by Atlantis kitchen's of Kendal. Fitted with a range of contemporary gloss soft close units incorporating glazed display cabinets, with attractive slate tiled flooring and inset LED skirting lights. Complementary 'Silestone' worktops having a matching breakfast bar and inset 'Franke' bowl and half stainless steel sink. 'Bosch' kitchen appliances include; a built-in oven and combination microwave oven and grill, heated plate drawer and five ring gas hob with cooker hood and extractor and 'Silestone' splashback, integrated dishwasher and coffee maker and an American style fridge freezer is included. A door off the kitchen opens directly into the adjoining garage.



Living Room



Excellent Fitted Breakfast Kitchen



Excellent Fitted Breakfast Kitchen



Dining/Sitting Room



First Floor - Landing



Master Bedroom with En-suite

Upstairs is a spacious landing with loft access and four bedrooms.

The master bedroom with en-suite shower room overlooks the rear garden and is fitted with an extensive range of furniture comprising; wardrobes, matching bedside drawers and headboard with concealed lighting, dressing table and wall mirror.

Bedroom 2 again overlooks the rear garden with bedrooms 3 and 4 enjoying a pleasant aspect to the front elevation.

The house bathroom with its attractive tiled walls and flooring has a three-piece suite comprising a spa bath with shower over, wash hand basin and WC.

Accommodation with approximate dimensions:

Ground Floor

Entrance Hall

Living Room

15' 9" x 14' 5" (4.8m x 4.39m)

Excellent Breakfast Kitchen

17' 9" x 10' 8" (5.41m x 3.25m)

Dining Room/Sitting Room

12' 3" x 7' 11" (3.73m x 2.41m)

Study/Home Office

11' 1" x 8' 11" (3.38m x 2.72m)

First Floor

Landing

Bedroom 1 with Ensuite

12' 5" x 10' 10 plus wardrobes" (3.78m x 3.3m)

Bedroom 2

11' 4" x 8' 8" (3.45m x 2.64m)

Bedroom 3

10' 7" x 8' 4" (3.23m x 2.54m)

Bedroom 4

11' 8" x 7' 1" (3.56m x 2.16m)

Bathroom



Bedroom 1 with En-suite



Bedroom 2



Garden



Outside: Integral Garage 17' 11" x 9' 5" (5.46m x 2.87m) with electric door, power and light. A utility area provides space for the washing machine and a tumble dryer, and a useful mezzanine level for storage.

To the front of the garage is a resin driveway that provides ample off road parking and for those with an electric vehicle a charging point is located on the side of the garage.

The gardens are extremely well tended the front being easy to maintained with a gravelled and paved sitting area. Gates access to the side leads round to a private enclosed lawned garden with mature shrubs and trees and a large flagged patio wraps round the house with plenty of space a table and chairs. For those that enjoy outdoor living then the six seater hot tub and the splendid cedar gazebo with its ceiling light and heater are perfect for entertaining friends and family.

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

Council Tax: Westmorland & Furness Council - Band F

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.

Meet the Team

Elaine Bradshaw

Sales Manager & Property Valuer

Tel: 01539 729711
Mobile: 07971 916752
elaine@hackney-leigh.co.uk



Keira Evans

Property Valuer

Tel: 01539 729711
Mobile: 07469 857687
keiraevans@hackney-leigh.co.uk



Ellie Graham

Sales Team

Tel: 01539 729711
kendalsales@hackney-leigh.co.uk



Shannon Hipwell-Dixon

Sales Team

Tel: 01539 729711
kendalsales@hackney-leigh.co.uk



Gail Reaney

Viewing Team

Tel: 01539 729711
kendalsales@hackney-leigh.co.uk



Maurice Williams

Viewing Team

Tel: 01539 729711
kendalsales@hackney-leigh.co.uk



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Call **01539 729711** or request online.

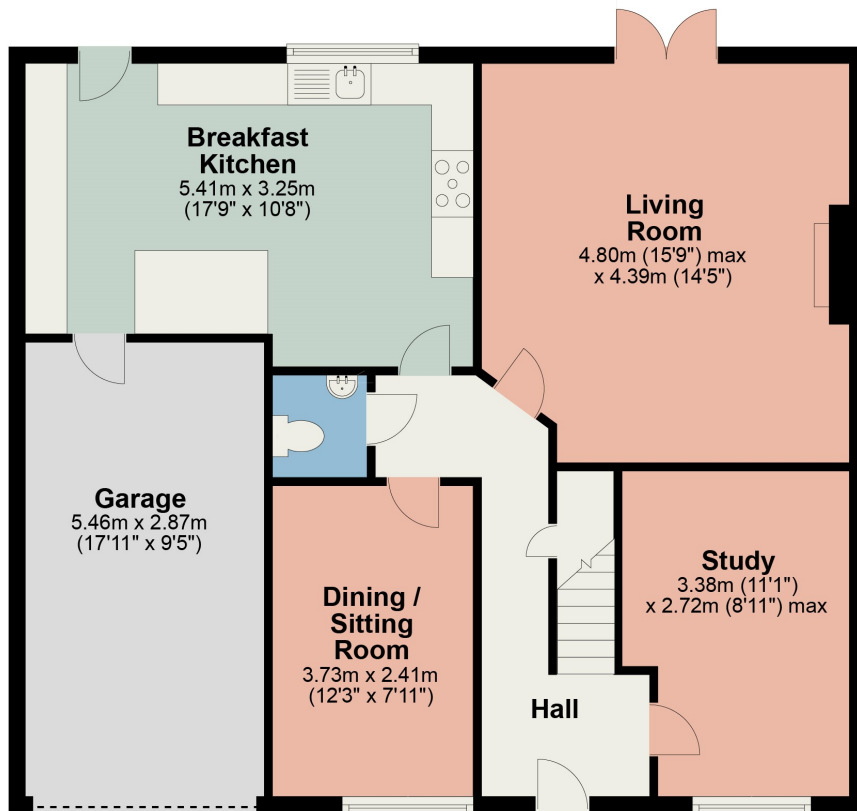
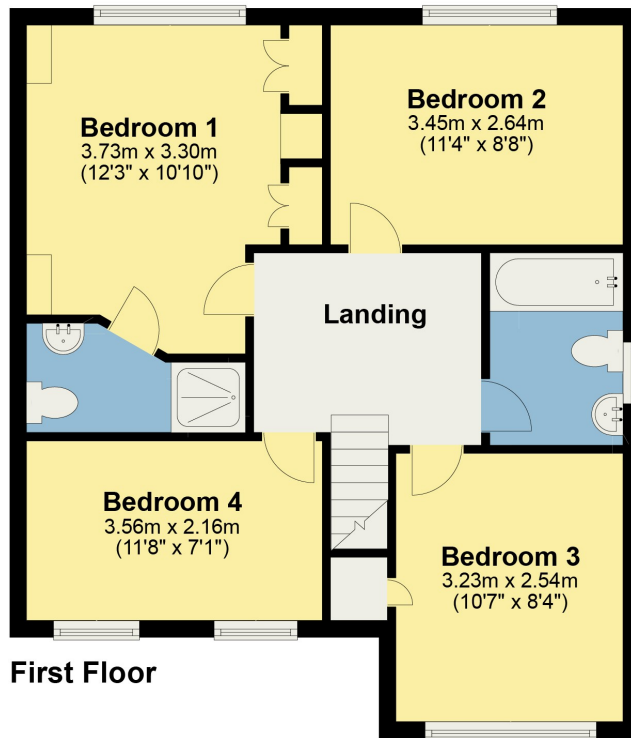


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Ground Floor

Total area: approx. 141.4 sq. metres (1522.5 sq. feet)

For illustrative purposes only. Not to scale. REF: K6736

A thought from the owners...

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