



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metrepro ©2020

DIRECTIONS:

Leaving Kendal southbound along Burton Road proceed past Oxenholme and continue along the A65. After passing through Barrows Green and then passing The Punch Bowl Inn take the third exit on the right-hand side signposted for Stainton. Continue for approximately 1 mile into the centre of the village, keep following the road round to the left with Stainton Court being located just a short distance from the centre on the left-hand side.

COUNCIL TAX BAND:

EPC: CURRENT 66 POTENTIAL 83

TENURE: Freehold

£349,000
3 STAINTON COURT, STAINTON, KENDAL



Whilst every care has been taken in the preparation of these sales particulars, they are for guidance purposes only and no guarantee can be given as to the working condition of the various services and appliances. Measurements have been taken as accurately as possible but slight discrepancies may inadvertently occur. The agents have not tested appliances or central heating services. Interested applicants are advised to make their own enquiries and investigation before finalising their offer purchase.

Money Laundering In the event of prospective purchasers making an offer on a property, in relation to the Money Laundering Regulations photographic ID and Utility bill showing your address will be required. Please contact the office for their information.



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£349,000 3 STANTON COURT, STANTON, KENDAL, LA8 0LQ

This charming well-presented three-bedroom barn conversion is situated within the popular village of Stanton. Offering a pleasant rural location surrounded by open countryside yet convenient for all local facilities with easy access to the M6 motorway and Oxenholme mainline railway station. This versatile and well-proportioned family home has a cosy lounge with a wood burner and French doors to the garden, an open kitchen/dining room, a very handy utility cupboard and separate cloakroom. Moving up to the first floor there are three bedrooms all with countryside views and a family bathroom. A gravelled driveway provides ample parking, to the rear there is a low maintenance garden and patio, a designated parking place and a separate garage. Peaceful, tranquil and not to be missed!
NO CHAIN.



ENTRANCE HALL 8' 7" x 7' 3" (2.62m x 2.21m) Built in seating with storage, utility cupboard with space and plumbing for a washing machine and tumble dryer, extractor fan, slate effect flooring, door to the cloakroom and lounge, window to the front aspect and access to loft space.

LOUNGE 17' 10" x 12' 11" (5.44m x 3.94m) Feature wood burning stove on slate effect hearth with timber mantle, french doors open onto the garden and stairs lead to the first floor, door leads to kitchen.

BREAKFAST KITCHEN 17' 10" x 12' 6" (5.44m x 3.81m) A lovely range of cream wall and base units with complimentary work surface and tiling. Ceramic sink with mixer tap, integrated Belling double oven with Hotpoint gas hob and extractor over, integrated tall fridge freezer and integrated dishwasher. Tiled floor to the kitchen area and wood effect to the dining space. Dual aspect windows to the front and rear.

CLOAKROOM 6' 1" x 3' 1" (1.85m x 0.94m) The white two-piece suite comprises of a wash hand basin set in a vanity unity, wc, ladder towel rail and slate effect floor. Window to the side aspect.

LANDING AREA 14' 7" x 2' 11" (4.44m x 0.89m) Doors lead to the bedrooms and bathroom, feature beam, access to the boarded loft with pull down ladder.

BEDROOM ONE 14' 4" x 9' 3" (4.37m x 2.82m) With built in wardrobes, exposed beam and two windows to the rear aspect.

BEDROOM TWO 11' 6" x 8' 2" (3.51m x 2.49m) A double room also with an exposed beam and window to the front aspect.

BEDROOM THREE 9' 1" x 8' 4" (2.77m x 2.54m) Another double room with an exposed beam and a window to the front aspect.

BATHROOM 6' 9" x 5' 10" (2.06m x 1.78m) A white suite comprising of a sink over a vanity unit, wc with concealed cistern, a p shaped bath with a shower over, ladder towel rail, complimentary wall and floor tiles and feature beam. Window to the rear aspect.

EXTERNALLY The low maintenance garden to the rear has an artificial lawn along with a patio area and planting, there is also a designated parking space, to the front of the property there is plenty of additional visitor parking.

GARAGE 16' 5" x 11' 6" (5m x 3.51m) Up and over door, light and power, loft space.

