

42 VICARAGE DRIVE, KENDAL  
£300,000



ARNOLD  
GREENWOOD

# 42 VICARAGE DRIVE, KENDAL, LA9 5AZ



4



1



1



D

## £300,000

Introducing a great semi-detached home with four bedrooms spread over three floors. Tucked away from the main road, this residence offers comfortable living space in a sought-after location.

The property has a stylish kitchen, the well-designed layout provides space for cooking and entertaining. The adjacent living area offers a welcoming place to relax and unwind.

The first floor has three bedrooms and a family bathroom, stairs lead to the second floor where you will find the fourth bedroom.

Externally, this property boasts a garage, offering storage and parking. A garden and driveway greet you at the front of the property, while a patio garden awaits at the rear.

Positioned within close proximity to local amenities, schools, and transport links and offered for sale with no chain. Don't miss the opportunity to call this property your own; book your viewing today.

### SUN ROOM

8'1 x 3'3 (2.46m x 0.99m)

To the side of the property is a step up to the glazed uPVC sun room, and then the entrance door with a glazed panel alongside leads into the hall.

### HALL

5'9 x 3'2 (1.75m x 0.97m)

Oak doors lead to the living room and kitchen, and stairs rise to the first-floor landing. Oak flooring runs through the ground floor.

### LIVING ROOM

16'1 x 13'9 (4.90m x 4.19m)

The lounge, has a gas fire set in a pale-coloured stone-effect fireplace with a back boiler for the central heating and hot water, a radiator, and a double-glazed window to the front.

### KITCHEN

13'10 x 12'2 (4.22m x 3.71m)

The modern fitted kitchen has a range of storage units with contrasting worktops, a composite sink, an integrated oven and grill, a hob with an extractor hood, a modern radiator, an integrated dishwasher, space with plumbing for a washing machine, and space for an under-counter fridge. There is a door to the under-stair storage area and a window on the rear aspect.

### FIRST FLOOR LANDING

9'7 x 8'9 (2.92m x 2.67m)

Doors lead to three bedrooms and the bathroom, and there is a door to the stairs which lead to the attic bedroom.

### BEDROOM ONE

11'9 x 8'9 (3.58m x 2.67m)

This room has built-in wardrobes with folding doors along one wall, a radiator, and a double-glazed window to the front.

### BEDROOM TWO

10'5 x 7'1 (3.18m x 2.16m)

This room has a built-in cupboard housing the pressurised hot water cylinder, a radiator, and a double-glazed window to the side.

### BEDROOM THREE

6'10 x 5'9 (2.08m x 1.75m)

This room has a radiator and a double-glazed window on the rear aspect.

### BATHROOM

6'6 x 5'9 (1.98m x 1.75m)

The bathroom is fully tiled, and the suite comprises a bath with a dual-headed shower over a screen, a pedestal washhand basin, and a WC. There is a wall-mounted cupboard, a wall-mounted cabinet with mirrored doors, a heated towel rail, and a double-glazed window with privacy glazing to the rear aspect.

### BEDROOM FOUR

16'7 x 13'10 (5.05m x 4.22m)

This room has an apex ceiling with beams, a double-glazed window on the side, and a velux window. There is access to four under-stair storage areas.

### EXTERNALLY

To the front of the property is the driveway, which provides off-road parking for two vehicles, and an area of lawn with planted borders. To the side is the access path leading to the garage and a gate to the rear garden, which is block paved, and there is a raised bed with mature planting.

### GARAGE

14'8 x 7'9 (4.47m x 2.36m)

With an up-and-over door, power and light, and a window on the side.

### SERVICES

Gas, Electric, Mains Water and Drainage

### ADDITIONAL INFORMATION

Private dwelling house only. No holiday lets permitted.

Useful local links - Local authority - <https://www.westmorlandandfurness.gov.uk/>

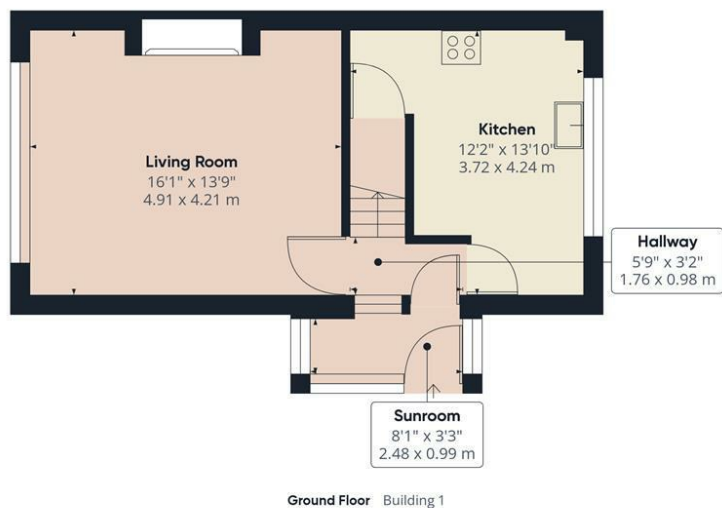
Broadband and mobile checker - <https://checker.ofcom.org.uk/>

Map of Kendal conservation area - <https://www.southlakeland.gov.uk/media/1666/kendal-ca.pdf>

Flood risk - <https://flood-map-for-planning.service.gov.uk/>

Planning register - <https://planningregister.westmorlandandfurness.gov.uk>





Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

## DIRECTIONS

Travel out of town on the A6 Milnthorpe road, and just before Kendal College, turn right onto Vicarage Drive, then first right to stay on Vicarage Drive, and No. 42 is located on the right hand side.

Council Tax Band - C Westmorland & Furness Council  
EPC - Current 65 Potential 82  
Tenure - Freehold

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.

### ESTATE AGENTS

e estateagents@arnoldgreenwood.co.uk  
t 01539 733383  
w arnoldgreenwood.co.uk/property  
a Exchange Chambers, 8 & 10 Highgate,  
Kendal, Cumbria, LA9 4SX

### SOLICITORS

e info@arnoldgreenwood.co.uk  
t 01539 720049  
w arnoldgreenwood.co.uk/solicitors  
a Exchange Chambers, 8& 10 Highgate,  
Kendal, Cumbria, LA9 4SX