



27 ARCHERS MEADOW, KENDAL  
£390,000



# 27 ARCHERS MEADOW, KENDAL, LA9 7DY



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Number 27 Archers Meadow is a detached two/three bedroom property with far-reaching rooftop views. Occupying a lovely plot, the property offers plenty of natural light and is in excellent decorative order. The accommodation comprises: a spacious living room that enjoys the spectacular views, a fitted kitchen and a dining room/third bedroom, a useful cloakroom, and stairs leading to the internal garage. The first floor has two double bedrooms, the master having an en-suite shower room, and a family bathroom. There is off-road parking to the front, a large garage, and a pleasant rear garden with an abundance of established plants. Archers Meadow is a highly regarded and sought-after residential area. The location offers easy access to the many amenities available both in and around the town, including road links to the M6, the mainline railway station at Oxenholme, and both the Lake District and Yorkshire Dales National Parks.

## ENTRANCE

On the side of the property, a covered entrance door leads into the hall.

## HALL

11'4 x 6'8 (3.45m x 2.03m)

Doors lead into the dining room/third bedroom, the kitchen, the lounge, and the w.c. Stairs rise up to the first-floor landing, and further stairs lead down to a small hall and the access door to the rear of the garage.

## DINING ROOM/THIRD BEDROOM

11'2 x 8'6 (3.40m x 2.59m)

This room has double-glazed patio doors leading out to the rear garden.

## KITCHEN

15'2 x 13'0 (4.62m x 3.96m)

The kitchen has a range of fitted base and wall units with a complementary worktop incorporating a 1-1/2 bowl sink. built in oven, four burner gas hob with extractor fan over, integrated dishwasher, an integrated fridge and there is a breakfast bar with storage. A double-glazed window looks out over the rear garden, and there is an external door to give access to the garden. This room also has space for a home office.

## LOUNGE

20'0 x 16'8 (6.10m x 5.08m)

This light room has a gas fireplace sitting in a pale-coloured fireplace with a timber surround. There is a double-glazed window on the side aspect and a bay window on the front. There is an access hatch to some insulated loft space above the lounge.

## CLOAKROOM

The suite comprises a vanity sink and a w.c. There is a double-glazed window with obscured glazing on the side aspect.

## FIRST FLOOR LANDING

9'4 x 6'9 (2.84m x 2.06m)

Doors lead to the two bedrooms, the bathroom, and the airing cupboard, there is an access hatch to some insulated loft space.

## BEDROOM ONE

11'11 x 8'11 (3.63m x 2.72m)

This double room has a double-glazed window to the rear and double doors to a built-in wardrobe. There is a door leading to the en-suite shower room.

## EN-SUITE SHOWER ROOM

The suite comprises a shower cubicle, a vanity sink with storage, and a w.c. There is a double-glazed window with obscured glazing on the side aspect.

## BEDROOM TWO

19'10 x 9'4 (6.05m x 2.84m)

This further double room has dual-aspect double-glazed windows and double doors to a built-in wardrobe.

## BATHROOM

The suite comprises a bath, a vanity unit incorporating a washhand basin, and a hidden cistern w.c. There is a double-glazed window with obscure glazing.



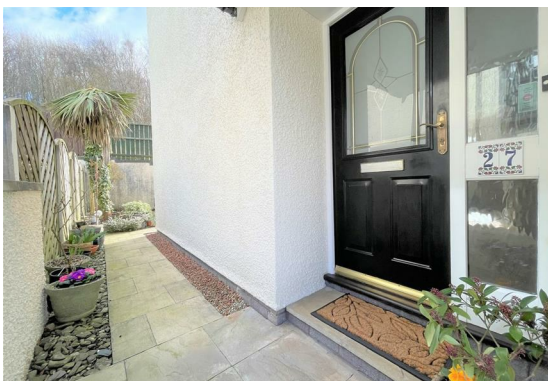
### EXTERNALLY

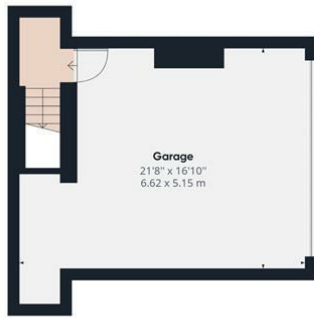
To the front of the property, there is a block-paved drive providing off-road parking and access to the garage. There is an area of lawn with planted borders. To the left are steps up to the entrance door and a pathway leading to the rear garden. The rear garden has a paved path through well-established planted borders and beds with a variety of mature shrubs. The path leads around the rear to the side aspect, where there is an area of decorative pebbles, a further paved patio, and vegetable beds.

### GARAGE

21'7 x 16'9 (6.58m x 5.11m)

The garage has an electric up-and-over door, power, light and plumbing. There is a wall-mounted Vaillant boiler and an access door to the house.





Ground Floor



Floor 1



Floor 2

Approximate total area<sup>(1)</sup>

1551.47 ft<sup>2</sup>

144.14 m<sup>2</sup>

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

## DIRECTIONS

Travelling South out of Kendal along Aynam Road, keep in the left hand lane and continue onto Lound Road then turn left into Parkside Road. Follow this road along, and as you see the cricket ground to your left, the opening for Archers Meadow is on the right. Follow the road around to the left and continue to Number 27 on the right hand side.

Council Tax Band - E South Lakeland District Council

EPC - Current 65 Potential 80

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.

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