



**1 LOUGHRIGG AVENUE, KENDAL**  
**£375,000**



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# 1 LOUGHRIGG AVENUE, KENDAL, LA9 7LB



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Presenting this delightful, three-bedroom detached bungalow for sale in the sought-after Heron Hill area of Kendal. The property has a lovely light and airy lounge, the kitchen seamlessly flows into the dining space which is perfect for family meals and entertaining. The dining area then continues into the conservatory. The property boasts three well-proportioned bedrooms, providing ample space for family or guests along with a modern family bathroom. Externally there is a garage and driveway along with a sizable garden with far reaching views. Offered for sale with no chain.

## ENTRANCE

From the front of the property, the covered uPVC entrance door with glazed panels opens to the entrance hall.

## ENTRANCE HALL

5'10 x 4'2 (1.78m x 1.27m)

This space has a radiator and a timber door that opens to the lounge.

## LOUNGE

16'9 x 11'6 (5.11m x 3.51m)

This room has an electric fire sitting on a green stone fireplace with a timber surround. There are two radiators, a uPVC double-glazed window to the front aspect, and a timber door that opens to the inner hall.

## INNER HALL

21'0 x 4'10 (6.40m x 1.47m)

Timber doors open to the kitchen/dining room, bathroom and the three bedrooms. There is a radiator and an access hatch to the loft space.

## KITCHEN/DINING ROOM

25'8 x 9'11 (7.82m x 3.02m)

The kitchen has a range of cream-fronted storage units with a complementary worktop, a stainless steel sink, space for a cooker with extractor fan, space for an undercounter fridge and a freezer, and space for a washing machine and a tumble dryer. There is a uPVC double-glazed window and a uPVC door to the side.

The dining area has a radiator and a uPVC sliding glazed door opening to the sun room.

## SUN ROOM

7'3 x 5'7 (2.21m x 1.70m)

The sun room is of uPVC construction and is fully glazed with a polycarbonate roof and an external door opening to the rear garden.

## BATHROOM

8'3 x 7'5 (2.51m x 2.26m)

The white suite comprises a panel bath with shower over and screen, a pedestal wash hand basin, and a WC. There is a chrome ladder radiator and a uPVC double-glazed window to the rear.

## BEDROOM ONE

10'0 x 10'2 (3.05m x 3.10m)

This double bedroom has double doors to a built-in wardrobe, a radiator, and a uPVC double-glazed window to the front.

## BEDROOM TWO

10'0 x 10'1 (3.05m x 3.07m)

This double bedroom has double doors to a built-in wardrobe, a radiator, and a uPVC double-glazed window to the side.

## BEDROOM THREE

10'3 x 8'9 (3.12m x 2.67m)

This single bedroom has a radiator and a uPVC double-glazed window to the rear.

## EXTERNALLY

To the front is the drive, which provides off-road parking and access to the car port, which has a polycarbonate roof, and the garage. There is a lawn bordered to the front by mature planting and a path leading around to the left side, which is gravelled with mature plants.

To the right is gated access to the side, bordered by mature plants and leading to the rear garden, where there is a paved patio and an abundance of mature plants, trees, and shrubs.

## GARAGE

18'0 x 10'0 (5.49m x 3.05m)

With an up-and-over door, power and light, gas and electric metres, and a wall-mounted Viessman boiler, there is a high-level, single-glazed window to the rear.

## ADDITIONAL INFORMATION

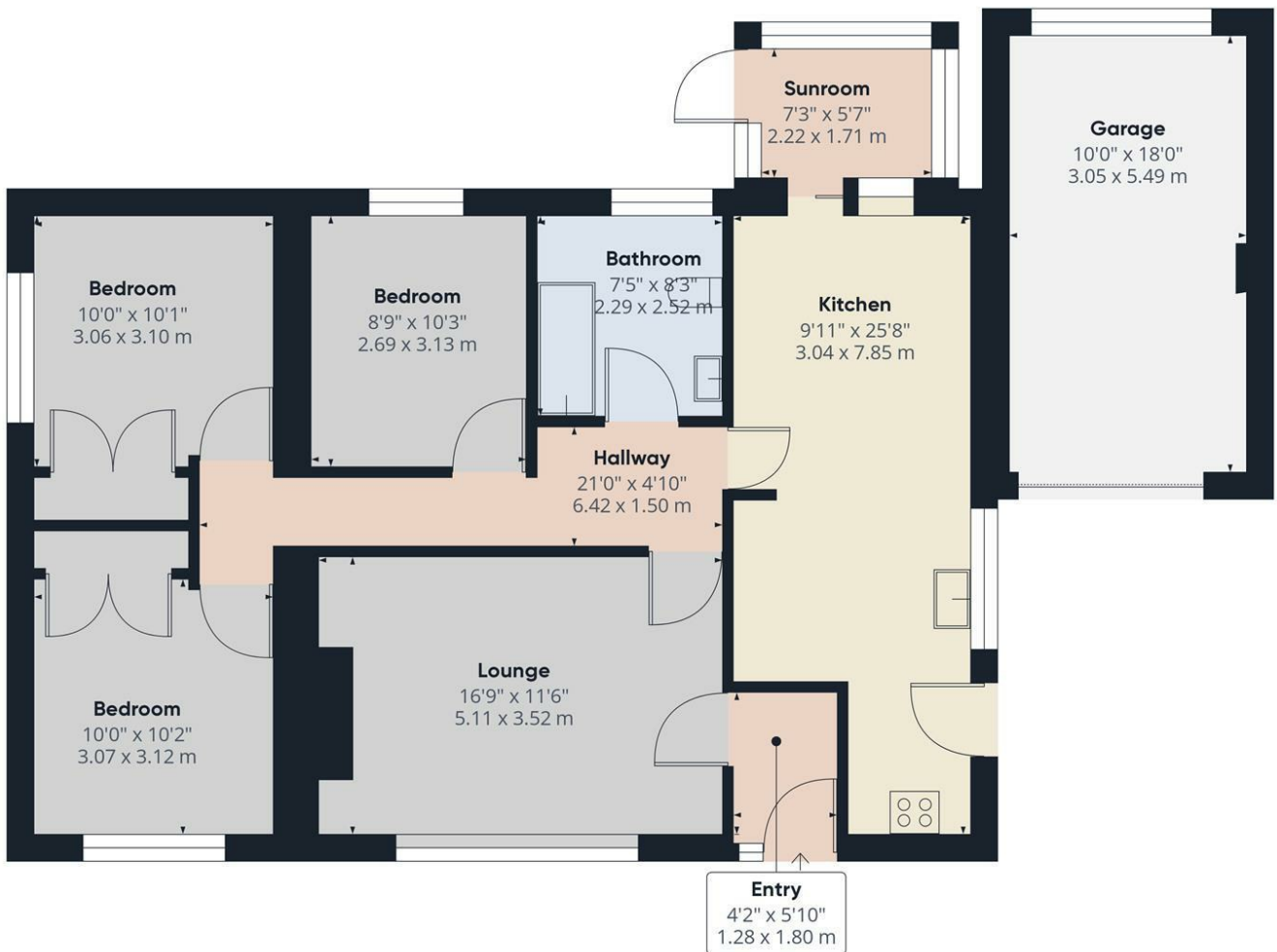
Services; Electric, gas, mains water and mains drainage.



Heating; Gas central heating.  
Parking; Off road parking and garage.

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>





## DIRECTIONS

Travel out of town along Aynam Road, be in the left-hand lane, and continue onto Lound Road, then Burton Road. Continue past the leisure centre and take the left turn after the traffic lights onto Heron Hill. Take the first right onto Esthwaite Avenue and the first right again onto Loughrigg Avenue. The property is located on the left-hand side.

Council Tax Band - D Westmorland & Furness Council  
 EPC - Current 70 Potential 85  
 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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