



28 Heron Hill, Kendal
£305,000





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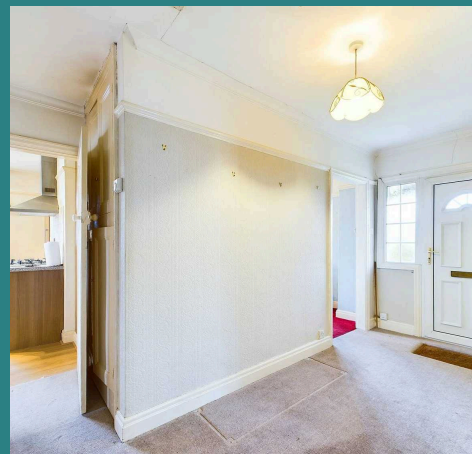
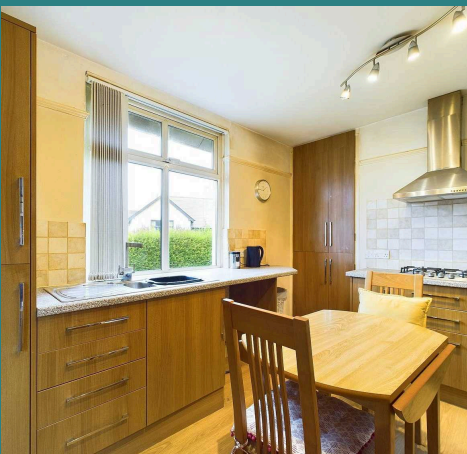
Kendal

Introducing this charming 3-bedroom detached bungalow, a hidden gem nestled in a popular residential area.

Now in need of updating the property has a kitchen, utility room, lounge, three bedrooms and a bathroom. Outside, the property boasts generous gardens that provide a serene setting for outdoor activities and relaxation. Whether you have a green thumb or simply enjoy basking in the sunshine, the garden is a great place to enjoy year-round.

Parking will never be an issue with the convenience of a private driveway and garage, ensuring ample space for vehicles and storage.

Located in a popular area, residents will benefit from easy access to local amenities, schools, and transport links, ensuring a convenient lifestyle. Whether it's a leisurely stroll or a quick trip to the bustling town centre, everything you need is within reach. Offered for sale with NO CHAIN.



Travelling out of Kendal along Aynam Road, be on the left-hand side and continue onto Lound Road and Burton Road. Drive past the Leisure Centre, and at the traffic lights, turn left onto Heron Hill. Bear left again to continue on Heron Hill. Take the second turn onto Heron Hill, and the property is located on the left-hand side.

Council Tax band: D

Tenure: Freehold

HALLWAY

5' 5" x 11' 0" (1.65m x 3.35m)

Entrance through the front door which has an attractive covered porch that leads into the hallway, doors lead to the kitchen/diner, lounge, three bedrooms, bathroom, large built-in cupboard housing boiler and cylinder tank and attractive glazed access to the loft.

LOUNGE

14' 1" x 10' 10" (4.29m x 3.30m)

The lounge has a lovely bay window to the front aspect and a smaller window to the side. There is a coal effect gas fire with attractive fire surround.

KITCHEN/DINER

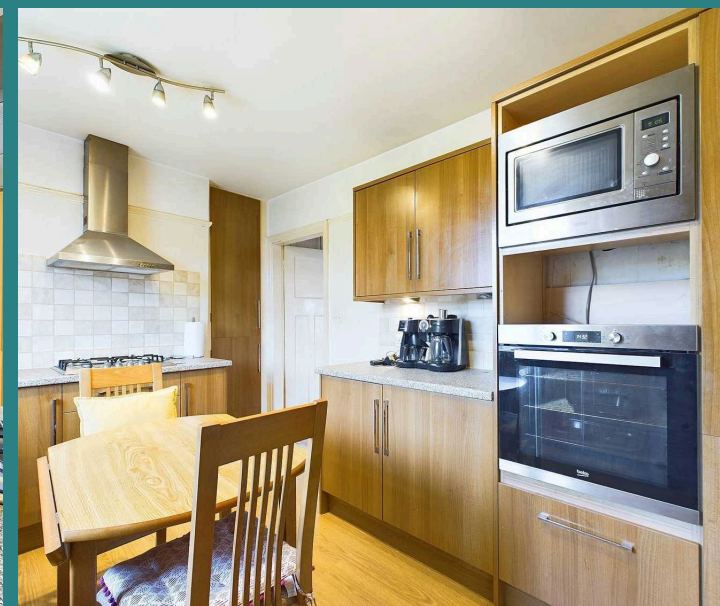
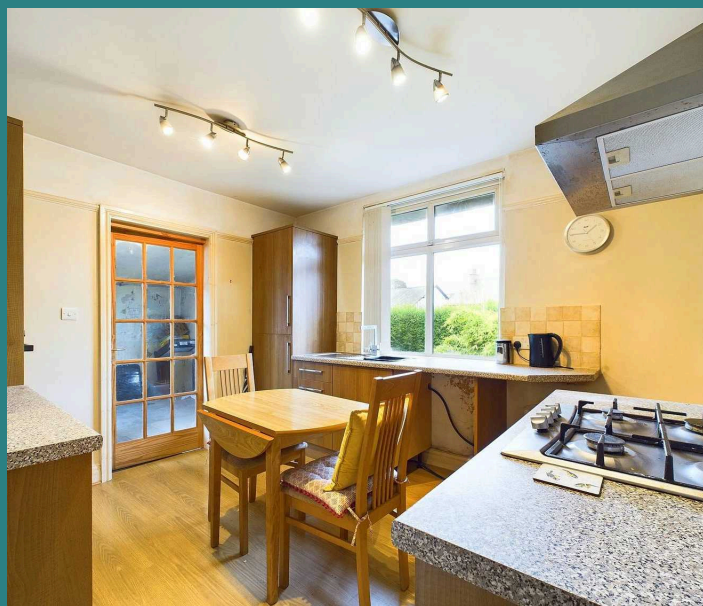
9' 11" x 11' 4" (3.02m x 3.45m)

There's a range of wall and base units, built-in Lamona microwave, built-in Biko oven, a Lamona four ring gas burner hob with an extractor hood over, built-in fridge freezer and a stainless steel sink looking out onto the side garden, space and plumbing for washing machine. One of the built-in cupboards houses the consumer units and a door leads to the utility room.

UTILITY ROOM

7' 0" x 8' 10" (2.13m x 2.69m)

The utility room has a door leading outside and a window to the side garden.





BEDROOM 1

12' 10" x 10' 8" (3.91m x 3.25m)

Bedroom one has a window to the front and side aspect.

BEDROOM 2

8' 10" x 11' 7" (2.69m x 3.53m)

Bedroom two has dual aspect windows looking to the front and to the side aspect.

BEDROOM 3

7' 10" x 8' 4" (2.39m x 2.54m)

Bedroom three has a window looking out onto the rear aspect.

BATHROOM

5' 3" x 8' 4" (1.60m x 2.54m)

The bathroom has a white three-piece suite with a Miro shower over the bath, ladder radiator, complementary floor to ceiling tiles and an extractor fan.

GARDEN

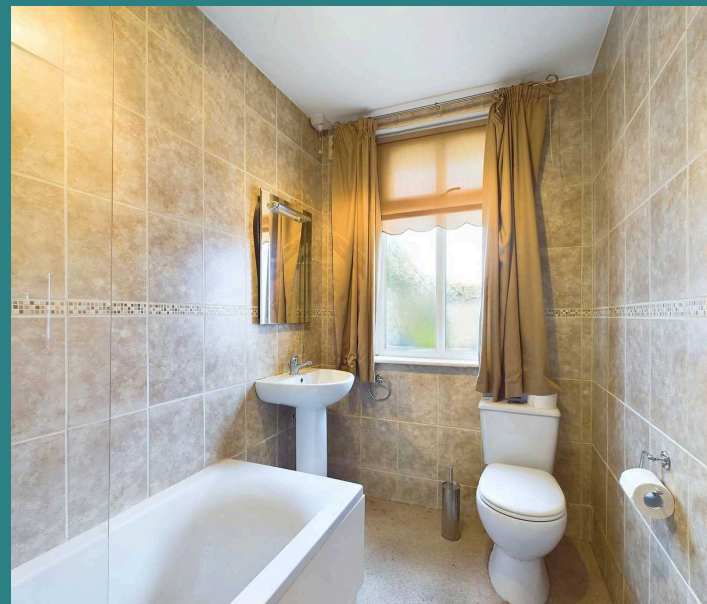
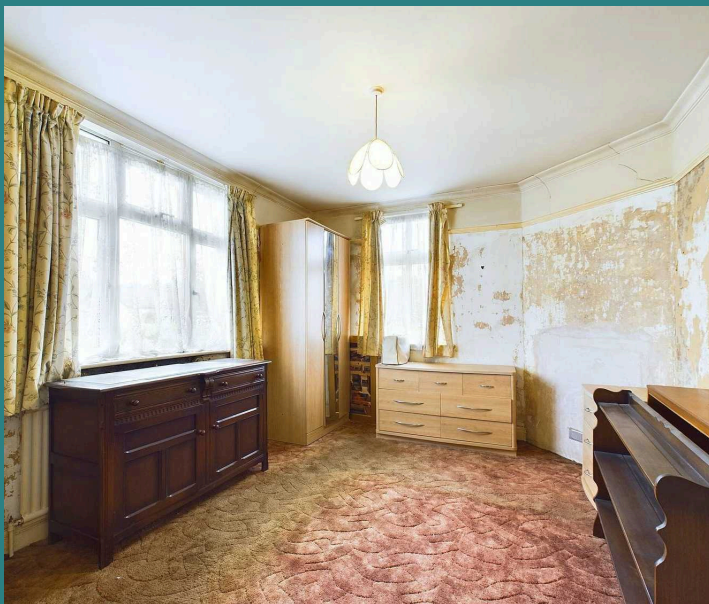
Gated access to the front leads down the path and through the garden with lawns to both sides. Footpaths lead around the bungalow and through the established gardens containing a beautiful pear tree. There is a driveway, detached garage, greenhouse, lean to, outside water tap and private patio seating area.

PARKING: driveway parking for two vehicles.

GARAGE: Single detached garage with up and over door.

SERVICES: Electric, gas, mains water and drainage, gas central heating.

ADDITIONAL INFORMATION: Please note that the sale of this property is subject to probate.





Ground Floor Building 1



Ground Floor Building 2



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