



15 Lingmoor Rise, Kendal – LA9 7NP

Kendal

Guide Price £360,000

# 15 Lingmoor Rise

Kendal, Cumbria

Nestled in a highly sought after residential area, this three bedroom semi-detached bungalow boasts stunning views from the front to the rear of the property. Impeccably maintained, this residence offers an ideal home for modern family living. The property features a generous low maintenance rear garden, perfect for relaxing or entertaining, with decorative patio areas, flower beds, a summerhouse and a tiered seating area. The rear garden also provides picturesque views across Kendal, enhancing the overall appeal of the property. Additionally, the property comes with generous parking facilities, including a garage, the large driveway at the front is capable of accommodating up to three vehicles, ensuring ample parking options for residents and guests alike. With its attractive exterior and well-designed outdoor spaces, this property awaits its new owners to make it their own. No chain.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:





### Entrance Hall

16' 0" x 4' 0" (4.89m x 1.22m)

Upon entering the property you will find doors that open to the living room, which goes through to the kitchen, three bedrooms, a shower room and a storage cupboard.

### Living Room/ Diner

16' 2" x 15' 1" (4.92m x 4.59m)

This room comprises a gas/coal effect fire with a surround, windows to the front and side aspect with wonderful views out to the hills, and space for a dining table.

### Kitchen

9' 3" x 8' 6" (2.82m x 2.58m)

This kitchen has a range of storage units with a complementary worktop. It comprises a Lamona Schott Ceran four-ring induction hob with an extractor over, an integrated Bosch oven/grill, a stainless steel sink, an integrated Lamona dishwasher, an electric plinth heater, an integrated fridge, and a window that looks out to the garden and has amazing views.

### Bedroom One

13' 8" x 10' 2" (4.17m x 3.09m)

A double bedroom with a window to the rear.

### Bedroom Two

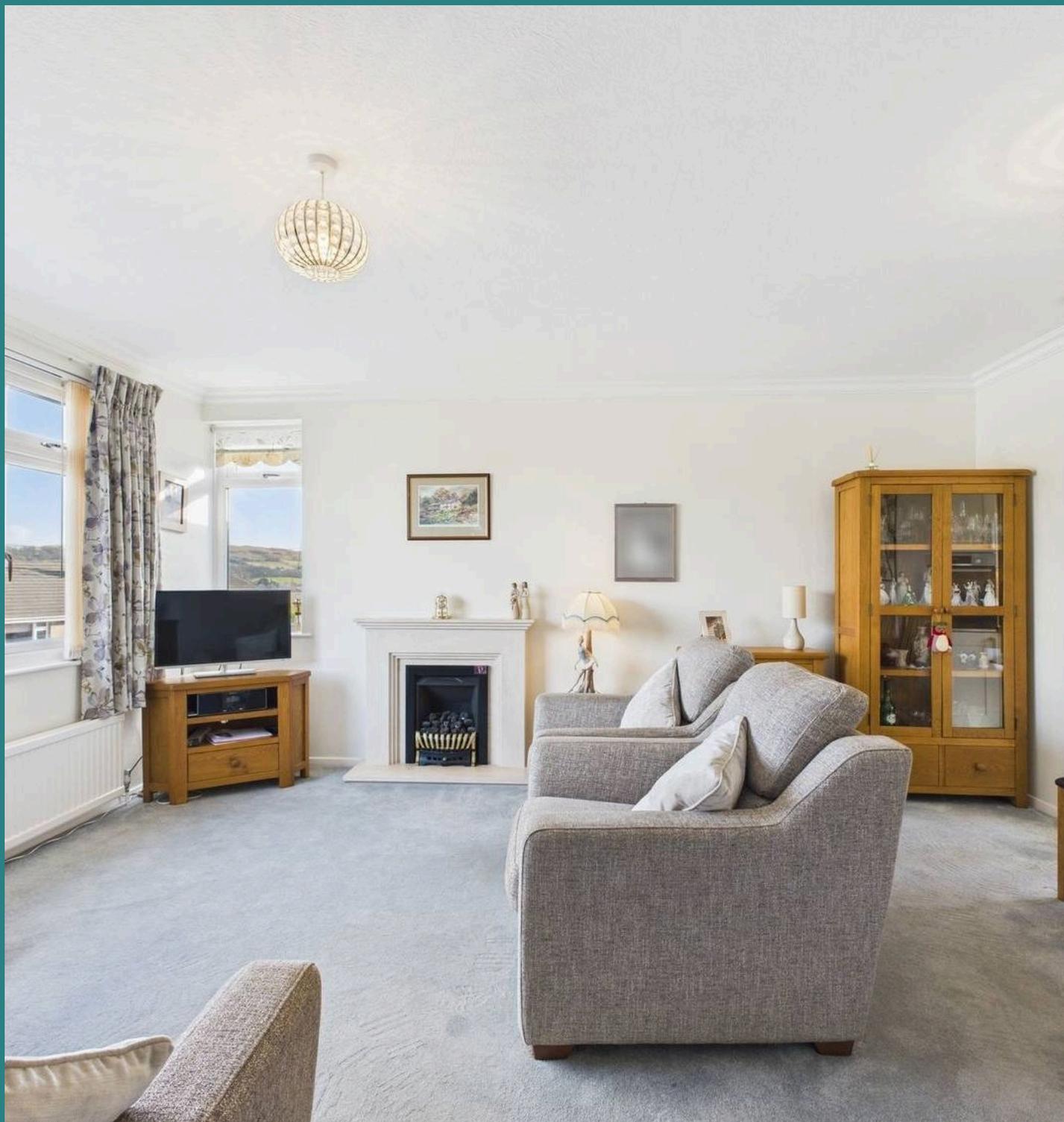
13' 8" x 10' 2" (4.17m x 3.09m)

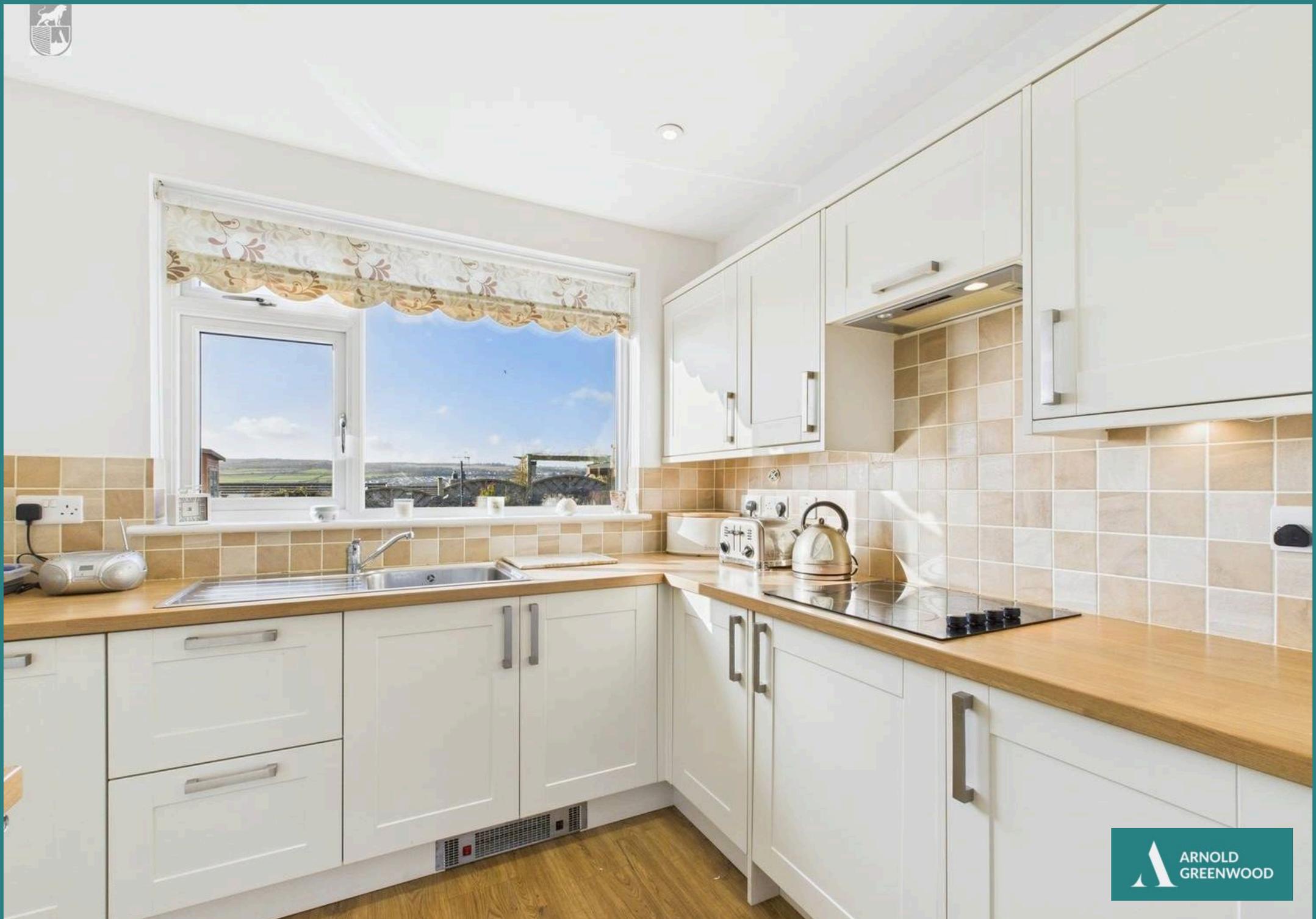
A double bedroom with a built-in wardrobe and a window to the front aspect.

### Bedroom Three

9' 4" x 6' 11" (2.84m x 2.10m)

A single room with built-in overhead storage and a window to the rear.





**Shower Room**

9' 3" x 4' 9" (2.83m x 1.45m)

This suite comprises a waterfall shower with a glass slide, a vanity wash hand basin with an LED mirror over, a W.C., a ladder radiator, and a window with privacy glazing to the rear.

**Storage Cupboard**

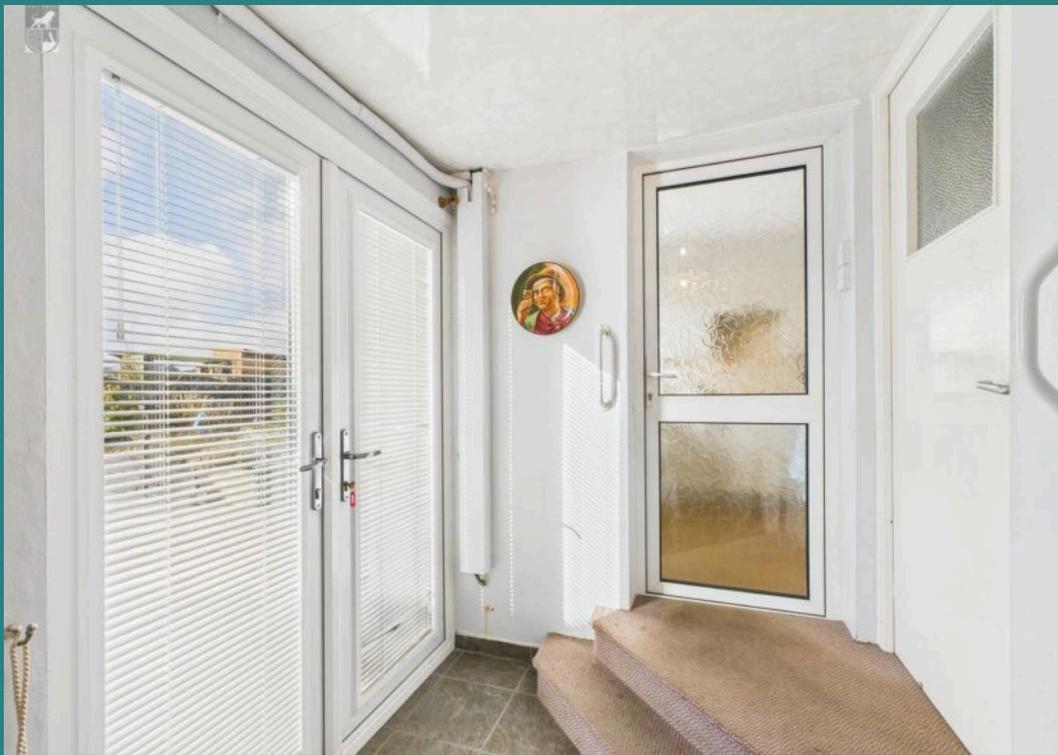
Storage cupboard with shelving and coat hooks.

**Utility Room**

5' 8" x 10' 0" (1.73m x 3.05m)

You access the utility through the kitchen, and it comprises of space/plumbing for a washing machine & dryer, a worktop & shelves, a door to the garage, and patio doors that open to the garden.





## GARDEN

This lovely-sized low maintenance rear garden has decorative patio areas, a summerhouse, flower beds, a tiered seating area, an outside tap, and gorgeous views across Kendal.

## GARAGE

Single Garage

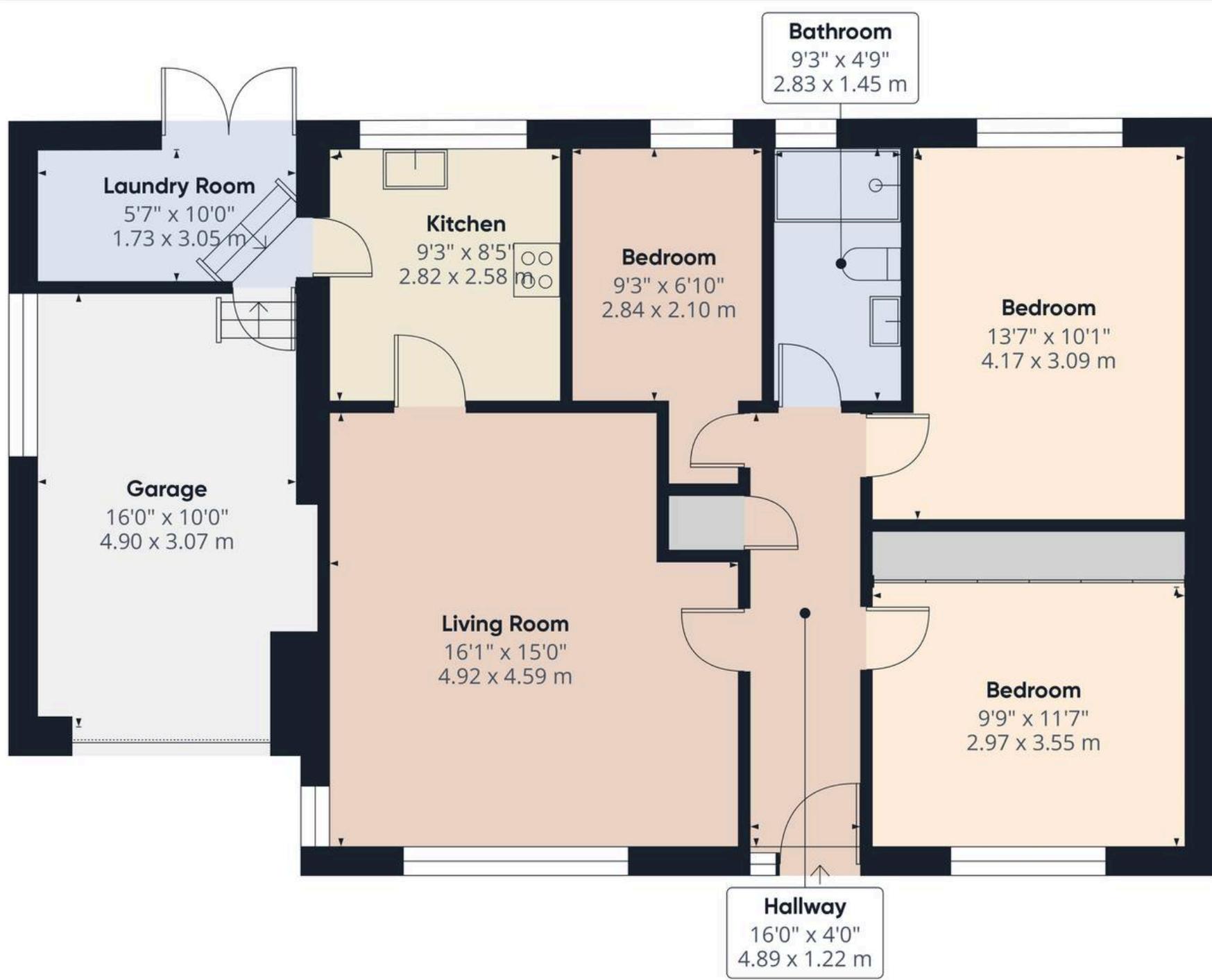
The garage has an electric roller door, space for one vehicle, space/plumbing for a freezer, combination boiler, some fitted storage units, and a window to the side aspect with privacy glazing.

## DRIVEWAY

3 Parking Spaces

Large driveway at the front of the property with the capacity for three vehicles.





**Approximate total area<sup>(1)</sup>**  
995.76 ft<sup>2</sup>  
92.51 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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with the standard.



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