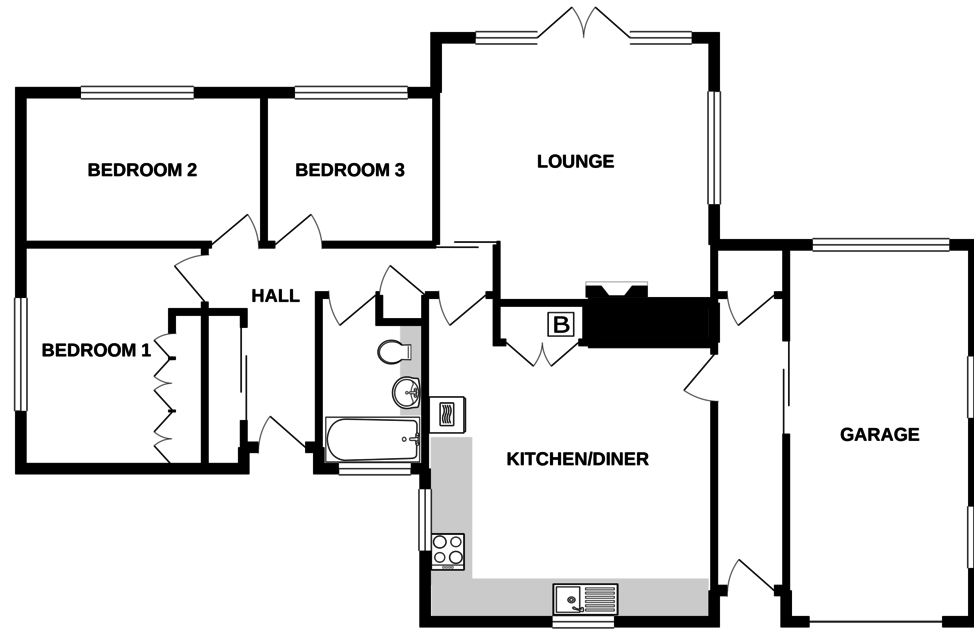


GROUND FLOOR
1150 sq.ft. (106.9 sq.m.) approx.



TOTAL FLOOR AREA: 1150 sq.ft. (106.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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DIRECTIONS:

Travel out of Kendal along the A65 towards Endmoor and turn left onto Gatebeck Lane and then left again into Low Park Lane where the property is located on the right-hand side identified by our "for sale" board.

COUNCIL TAX BAND: E

EPC: CURRENT TBC POTENTIAL TBC

TENURE: Freehold

SEPTIC TANK

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
dx 63400 Kendal
t 01539 720049
w arnoldgreenwood.co.uk/solicitors
a Exchange Chambers, 8 & 10 Highgate,
Kendal, Cumbria, LA9 4SX

£385,000
FAIRWINDS, ENDMOOR



ARNOLDGREENWOOD.CO.UK/PROPERTY
01539 733383



£385,000 FAIRWINDS, ENDMOOR, LA8 0EH

Fairwinds is a fabulous three bedroom detached true bungalow which sits on a slightly elevated plot, adjoining open farmland with stunning views as far as Farleton Knott. Extremely well maintained inside and out the bungalow presents a perfect opportunity to upgrade to personal taste and the generous plot also provides the opportunity to extend subject to planning consents. With a large dining kitchen, lounge with French doors leading to the rear patio, substantial parking for several cars, motorhome or caravan, an attached garage with inspection pit and carport. A truly special bungalow which was built in 1963, having been lived in since by the current owner it will suit a wide variety of purchasers.



ENTRANCE From the front of the property the covered entrance leads into a passageway with coat hooks, sliding door to the garage, storage cupboard with shelving and door to the kitchen/diner.

KITCHEN/DINER 15' 4" x 14' 11" (4.67m x 4.55m) With a range of fitted units with complementary work top over, stainless steel sink unit, Creda hob with extractor fan over, built in Tricity double oven, space and plumbing for washing machine, space for tumble drier, space for upright fridge/freezer, built in cupboard with shelving and housing Worcester boiler, dual aspect windows and door to the inner hall,

INNER HALL An 'L' shaped hall with external door, large built in cupboard with sliding doors, doors to the bedrooms, bathroom, store cupboard with shelving and to the lounge.

LOUNGE 14' 9" max x 13' 5" (4.5m max x 4.09m) With Dimplex electric fire, alcove with built in storage, timber French doors to the rear garden and window to the side aspect.

BEDROOM ONE 11' 4" x 9' 9" (3.45m x 2.97m) With built in wardrobes and window to the side aspect.

BEDROOM TWO 12' 11" x 8' 0" (3.94m x 2.44m) With built in bedroom furniture and window to the rear aspect.

BEDROOM THREE 9' 2" x 8' 0" (2.79m x 2.44m) With window to the rear aspect.

BATHROOM 9' 4" x 5' 6" (2.84m x 1.68m) The white suite comprises panel bath with shower over, vanity unit incorporating the wash hand basin and concealed cistern w.c., window with obscure glazing to the front aspect.

EXTERNALLY

To the front is private block paved parking for several vehicles, timber storage shed, pergola with established planting and steps lead to lawn, a gravelled area leads around the side to the car port.

To the rear is a stone built storage outhouse, paved patio, greenhouse and potting shed, fruit beds and lawn which sweeps around the side of the property.

GARAGE 20' 1" x 10' 0" (6.12m x 3.05m) With electric up and over door, inspection pit, workbench and windows to the side aspect with obscure glazing and window to the rear overlooking the garden.

