



HUNTERS
HERE TO GET YOU THERE

HUNTERS

HUNTERS

HUNTERS

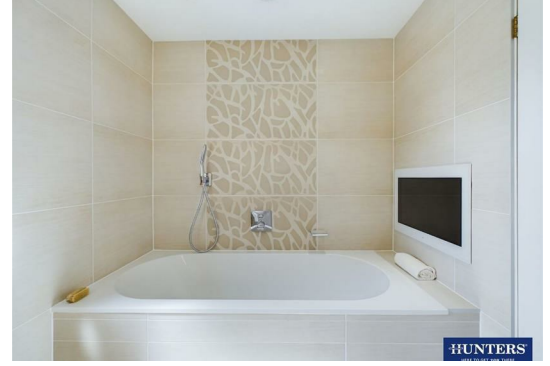
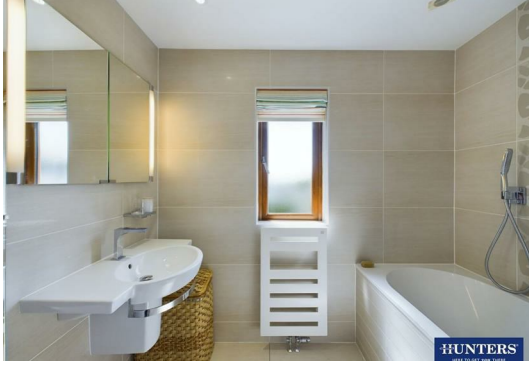
34 Barn Holme, Kendal

- The ideal family home
- Living room and sunroom with garden views
- Four generous bedrooms (master en-suite)
 - Energy efficient with solar panels
- Beautiful garden with allotment and summer house
- Spacious high specification kitchen dining room
 - Three bath/shower suites
- Close to schools and the town centre
- Double garage with parking plus driveway parking
 - Energy performance certificate B

Offers Over £450,000

HUNTERS[®]
HERE TO GET *you* THERE

The ideal family home situated within a highly convenient location within a short walk of Kendal's amenities. This beautiful home offers a high specification finish, a generously sized bespoke fitted kitchen and beautifully finished bathroom suites. There's a family reception room with views, sunroom, ground floor shower suite and the first floor locates four double bedrooms, master ensuite shower room and family bathroom suite with integrated TV. Outside there's parking space for two cars, with the addition of a double garage including utility area and wraparound gardens with sun terraces, vegetable and fruit plots within a south westerly garden. Highly energy efficient solar panels help with running costs of this superb family home. Contact Hunters to book a viewing.





HUNTERS
HERE TO GET YOU THERE



HUNTERS
HERE TO GET YOU THERE



HUNTERS
HERE TO GET YOU THERE



HUNTERS
HERE TO GET YOU THERE



Approximate total area⁽¹⁾
 1914.99 ft²
 177.91 m²

⁽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

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	88	89
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents

Viewing

Please contact our Hunters Kendal Office on 01539 816399 if you wish to arrange a viewing appointment for this property or require further information.



86 Highgate, Kendal, LA9 4HE
 Tel: 01539 816399 Email:
 kendal@hunters.com <https://www.hunters.com>