



HUNTERS[®]
HERE TO GET *you* THERE

3 1 2 F

Vicarage Drive, Kendal

Asking Price £270,000



Vicarage drive is a family friendly area and location, close to Kendal's amenities and benefitting from breath taking views towards Benson Knott, Whinfell and The Helm. Internally the accommodation is of good decorative order and well maintained, having been within the same family for 49 years. The property is spacious and ideal for families, offering an entrance porch, two reception rooms, a breakfast kitchen and conservatory. The first floor locates, two double bedrooms, a single bedroom, modern shower room and plenty of storage.

Outside the property, you will find driveway parking and a garage. Private and enclosed garden to the rear, with established planting and patio. Side access to a level terrace, and lower descending garden to the sides of the front entry steps.

Please contact Hunters Kendal to book a viewing.

KEY FEATURES

- Family friendly residential area
- Close to schools, Kendal collage, and short walk to Kendal centre
- Elevated views towards Benson Knott, Whinfell and the Helm
 - Generous layout throughout
 - Two reception rooms plus conservatory
 - Cream fitted breakfast kitchen
- Two spacious doubles and a single third bedroom
 - Modern fitted shower room
 - Garage and off road parking
 - Energy performance certificate F

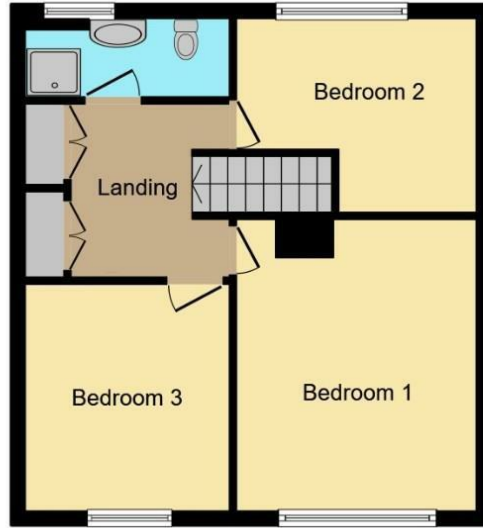




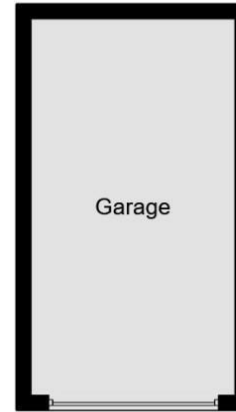




Ground Floor



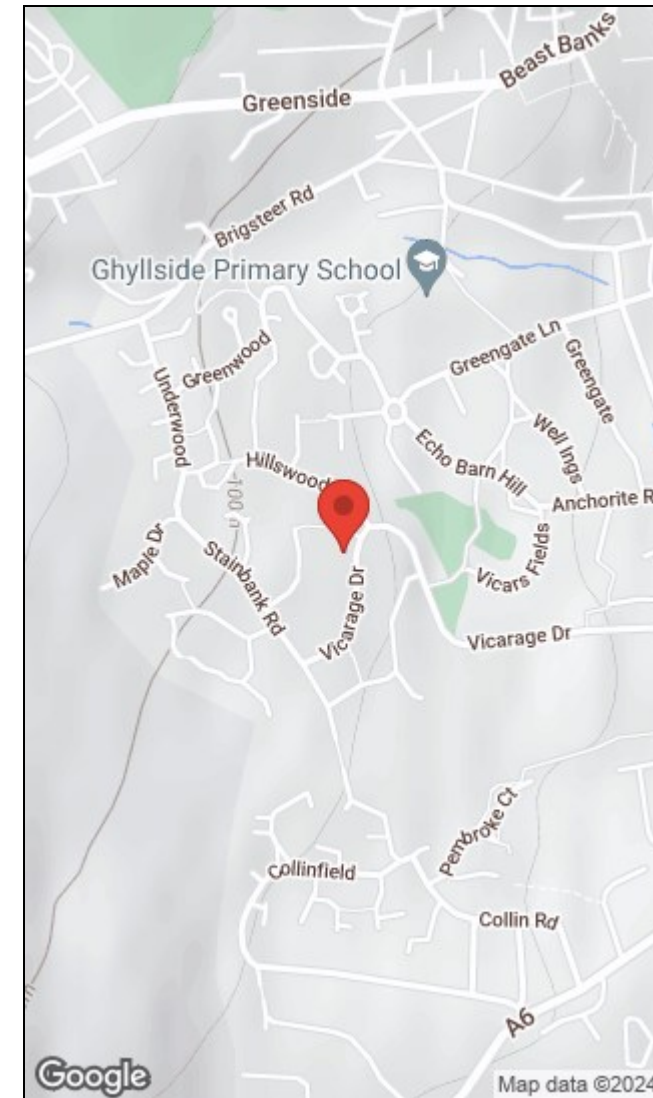
First Floor



Garage

Total floor area 119.1 m² (1,282 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
		83	
		38	
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

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