

# HUNTERS®

HERE TO GET *you* THERE



## Burneside

Kendal, LA9 6QX

£350,000



Council Tax:





# Melmore Stables Burneside

Kendal, LA9 6QX

£350,000



## ENTRANCE HALL

Entrance door from the front with doors to living room and kitchen.

## LIVING ROOM

22'1" x 11'9" (6.73 x 3.58)

Dual aspect windows to the front and rear, two radiators and feature spiral staircase to the first floor.

## KITCHEN DINING ROOM

12'9" x 11'5" (3.89 x 3.48)

A wonderful bright and airy kitchen with a range of cream base, wall and drawer units with black granite worktops over. One and a half sink and drainer with mixer tap and tiled splash backs. Integrated appliances including electric oven, gas hob with extractor hood over and dishwasher. American style fridge freezer, window to the front, radiator and doors to the downstairs bedroom and rear garden.

## BEDROOM TWO

12'1" x 9'2" (3.68 x 2.79)

French doors to the front, radiator, door to the en-suite.

## ENSUITE SHOWER ROOM

White suite comprising of shower enclosure, hand basin and WC. Window to the side, radiator and electric consumer unit.

## LANDING

Door to cupboard with hanging space and combination boiler. Loft access.

## BEDROOM ONE

12'9" x 8'8" (3.89 x 2.64)

A good size bedroom with a range of built-in

wardrobes. French doors with metal steps leading down to the rear of the property. Radiator and door to en-suite.

## ENSUITE BATHROOM

White three piece suite comprising of a corner bath with screen fitted and shower over. Vanity wash hand basin and WC. Radiator and window to the front.

## OUTSIDE

Gated off road parking for several vehicles and seating area. To the rear is a low-maintenance gravelled garden which can be utilised as additional parking.

## PLEASE NOTE:

This property is subject to occupancy clause stating the purchaser may only use this property as sole or main residence, and must have either a) lived in the SLDC area for 2 years or b) currently be permanently employed in the SLDC area or be in receipt of a job offer.



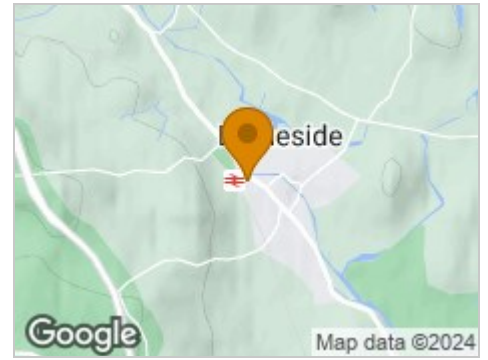
## Road Map



## Hybrid Map



## Terrain Map



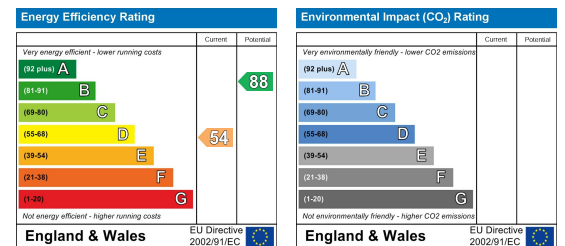
## Floor Plan



## 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.

## Energy Efficiency Graph



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.