

HUNTERS[®]

HERE TO GET *you* THERE



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Vicarage Drive

Kendal, LA9 5BS

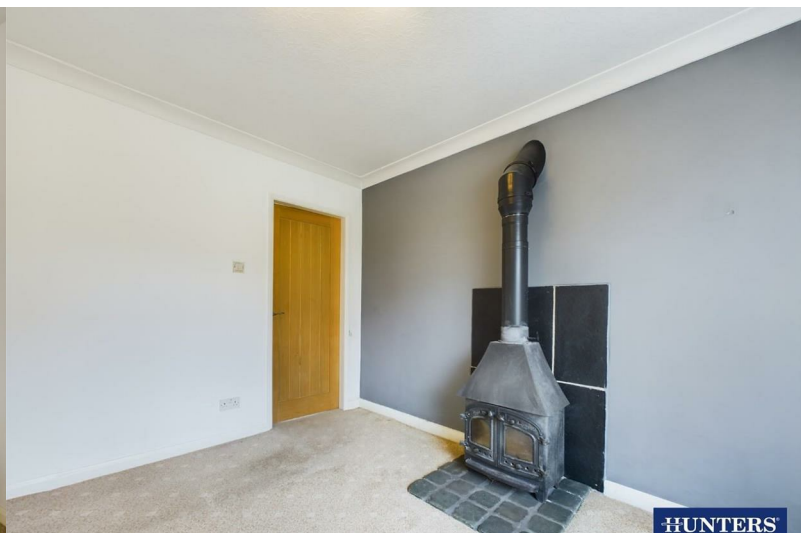
£325,000



Council Tax: E



HUNTERS



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157 Vicarage Drive

Kendal, LA9 5BS

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Front porch

Quarry tiled flooring, coat hanging space and an oak door into the living room.

Living room

17'8" x 11'11" (5.38 x 3.63)

A spacious room with double glazed picture window to the front aspect, double radiator, coving to the ceiling and a double Villager wood burning stove with slate tiled hearth and tiled back. Door into:

Dining room

13'4" x 9'4" (4.06 x 2.84)

Double glazed sliding doors to the rear garden with stunning views over Kendal, double radiator and stairs to the first floor.

Breakfast kitchen

13'4" x 9'0" (4.06 x 2.74)

Fitted with a range of base, wall and drawer units with worktop over and incorporating a breakfast bar. One and a half stainless sink/ drainer with mixer tap and tiled splash backs. Electric cooker with extractor hood over and under counter fridge. Plinth for a microwave, radiator and under stairs cupboard. Double glazed window to the rear with open views and outside access to the garden.

First floor landing

Built in storage cupboard housing the hot water cylinder and access to the attic.

Bedroom 1

13'4" x 9'0" (4.06 x 2.74)

Double in size dual aspect double glazed windows to the front and rear, boasting rear views across Kendal, Built in double wardrobes with sliding doors

and overhead storage cupboards and a double radiator.

Bedroom 2

12'5" x 10'3" (3.78 x 3.12)

Double in size. front facing double glazed windows, with radiator.

Bedroom 3

9'8" x 9'6" (2.95 x 2.9)

Double in size with rear facing double glazed windows offering open views over the garden and Kendal town. Radiator and built in double wardrobe with sliding doors.

Bedroom 4

9'1" x 7'2" (2.77 x 2.18)

Double glazed windows to the front, single room in size fitted with a radiator.

Bathroom

7'7" x 6'10" (2.3 x 2.08)

Three piece suite in white, comprising; bath with shower over, hand basin and WC. Tiled surrounds, Two opaque double glazed windows to the rear. Electric towel rail and radiator.

Attached Garage

13'4" x 9'4" (4.06 x 2.84)

This is a double height garage with up and over garage door to the front, with power and light, a mezzanine storage, double glazed window with a door to the rear, providing garden access.

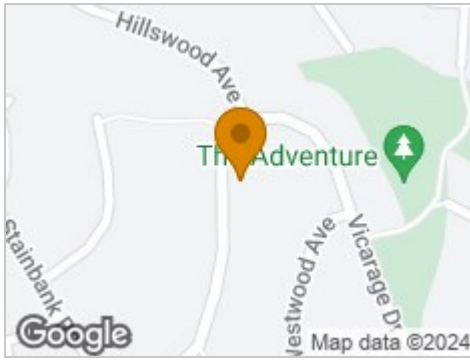
Outside

To the Front there is a paved garden with a colourful array of bulb, shrub borders and blossom trees.

There is a good sized block paved driveway giving access to the garage and off road parking for three cars plus the garage, also a carport. To the side there is a good sized lawn with established boundary planting providing much privacy, the rear has a range of sitting areas and further lawn. Clematis around the rear terrace where you can enjoy the superb views across Kendal town.



Road Map



Hybrid Map



Terrain Map



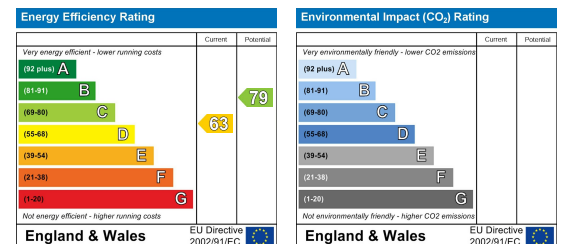
Floor Plan



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.