



Vicarage Drive, Kendal  
, LA9 5BS

£295,000



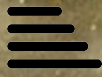
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# Vicarage Drive, Kendal

## DESCRIPTION

The ideal family home offering superb views towards Benson Knott, situated within the convenient location to the South of Kendal town. Close to schools, parks, Kendal college with accessible road links to the M6 Motorway, or the Lake District National Park.

The family sized home has benefitted from a double storey extension to the side elevation and to the ground floor rear, adapting the layout to offer generous living accommodation with an open plan kitchen dining room opening into a sun room, side porch/utility and a ground floor shower room. The front of the house is approached by steps to the entrance porch, leading into the living room that offers direct views towards Benson Knott and a feature a gas fire inset into the wall. The first floor is accessed from the open plan dining room, leading to a generous landing with storage and loft access. Locating four bedrooms and a four piece family bathroom suite with jacuzzi bath.

Outside the property you will find driveway parking with access to a single garage, established planting to the front, adding much privacy to the house and an enclosed tiered low maintenance garden to the rear.



# ROOMS

## Living room

11'9" x 17'3"

Neutral décor, gas inset feature fireplace. Solid oak floors and superb views across to Benson Knott.

## Front porch

3'0" x 4'0"

Front entrance porch neutral décor, side window, tiled flooring and services storage.

## Kitchen / Dining room

12'11" x 17'4"

Wood fronted fitted kitchen with granite worktops and upstand. Gas hob / extractor fan and electric oven. Space for a fridge freezer. Washing machine and dryer. Solid oak floor, access into the side porch, open plan dining area and fast bar opening into the sun room.

## Side porch / Utility

10'10" x 5'7"

Side entry access from the front terrace. Neutral décor, fitted out with wood units and solid oak floors. Plumbing for a washing machine.

## Sun room

4'10" x 17'6"

Rear sun room with solid oak floors, access to the ground floor shower room and outside terrace via a stable doorway. Open plan to the kitchen over the breakfast bar.

## Shower room

4'10" x 6'6"

Walk-in shower room. Half tiled with slate style wall tiles, ceramic flooring. Inbuilt sink unit with granite worktop. Walk in shower cubicle and wall hung W.C with a concealed system. Spot lighting and a high level chrome towel radiator,.

## Bathroom

5'4" x 9'9"

Travertine style walled tiling. solid wooden flooring, jacuzzi bath, shower sink fitted within a granite worktop and W.C with concealed system. Dual aspect windows, chrome towel rail and ceiling mounted lighting.

## Bedroom one

11'10" x

Double in size with neutral décor, spot lighting and direct views of Benson Knott.

## Bedroom two

12'11" x 7'2"

Double in size with garden views, wooden style floors, spot lighting and neutral décor.

## Bedroom three

8'11" x 7'3"

Single in size with neutral décor, spot lighting, wood style flooring and great views.

## Bedroom four

10'11" x 5'8"

Part of the extension provides an additional single bedroom with dual aspect windows, neutral décor and wood style flooring.



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**Ground Floor** Building 1



**Floor 1** Building 1



**Ground Floor** Building 2

**Approximate total area<sup>(1)</sup>**

1278.83 ft<sup>2</sup>

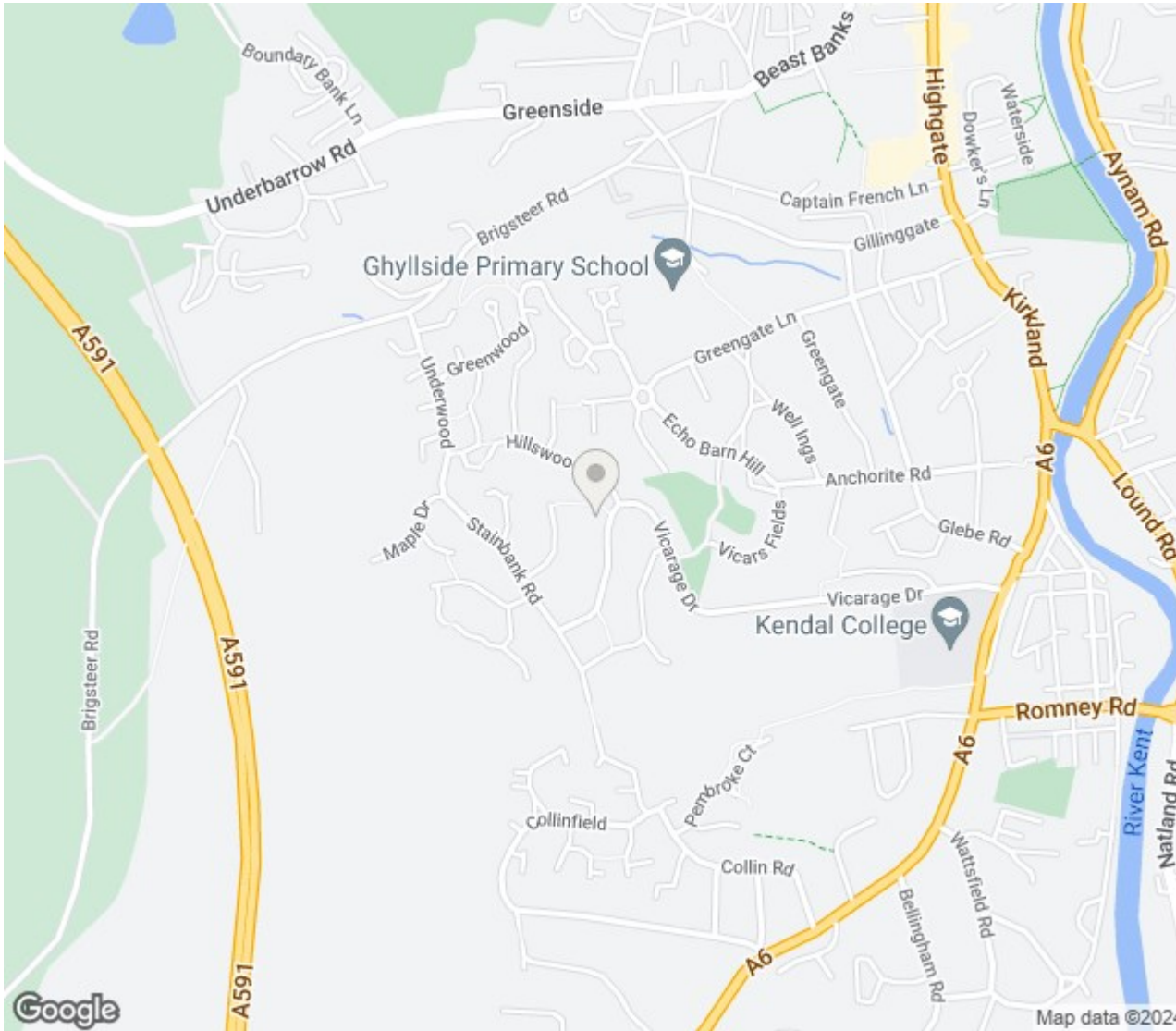
118.81 m<sup>2</sup>

(1) Excluding balconies and terraces

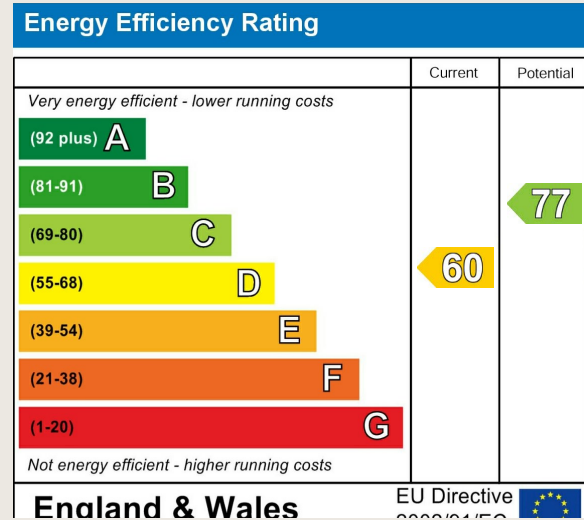
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



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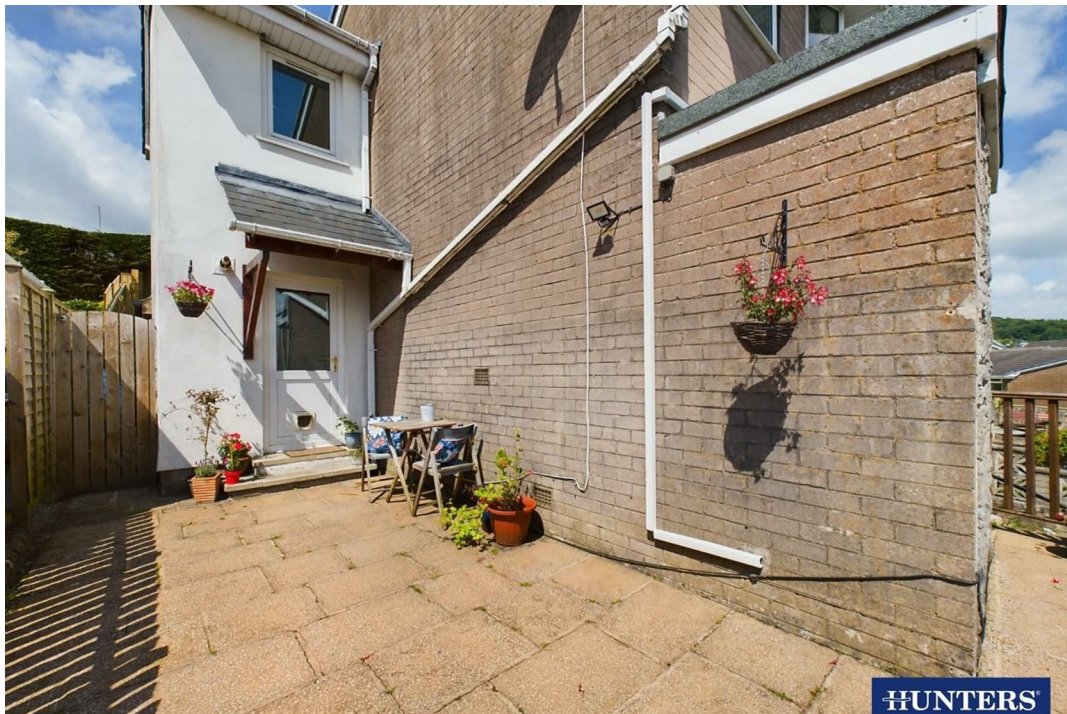




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