

HUNTERS[®]

HERE TO GET *you* THERE



Archers Meadow

Kendal, LA9 7DY

Guide Price £450,000



Council Tax: E



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Entrance Hall

Through the front door you step into the hallway which provides access to the lounge and to the stairs rising to the first floor.

Lounge

12'9" x 16'1" (3.90m x 4.91m)

An bright room, with a window overlooking the front garden, a side window, and borrowed light coming from the part glazed double doors leading into the dining room. The central focus in the room is the living flame gas fire with a wooden mantle, and there is plenty of space for a three-piece suite and living room furniture. There is a useful storage cupboard under the stairs and access to the kitchen/dining room.

Kitchen/Diner

16'0" x 11'1" (4.90m x 3.38m)

A lovely room with plenty of natural light from the French Doors leading to the rear patio and a large window overlooking the garden. The kitchen is fitted at wall and base level and has stone work surfaces over. The cabinets have an ok finish and there is a peninsula unit that separates the kitchen from the dining area. Integral appliances include a 5-ring gas hob with extractor fan over, an eye-level electric oven, a fridge, dishwasher, and inset stainless steel sink unit. The dining area has space for a six person table, and is a great social space.

First Floor Landing

Providing access to all the first floor accommodation.

Master Bedroom

8'10" x 12'10" (2.70m x 3.93m)

Looking out from the front elevation and with a useful walk-in storage cupboard.

Ensuite

6'2" x 5'7" (1.88m x 1.72m)

With a three piece suite comprising of a WC, wash-hand basin, and shower cubicle with thermostatic valve.

Bedroom Two

8'7" x 9'8" x 13'10" (2.64m x 2.96m x 4.23m)

Another double bedroom with windows to the rear elevation overlooking the garden

Bedroom Three

16'1" 12'10" x 11'5" (4.91m 3.93m x 3.49m)

A large double bedroom with windows to the front elevation overlooking the front of the house, and with a range of fitted wardrobes.

Family Bathroom

7'1" x 5'6" (2.16m x 1.69m)

Three suite with a vanity unit housing the WC and a wash-hand basin, a panel bath.

Integral Garage

17'9" x 8'11" (5.42m x 2.72m)

With an up-and-over garage door and containing the gas fired boiler and plumbing for a washing machine.

Drive

17'9" x 8'11" (5.42m x 2.72m)

Leading to the garage and with space to park two vehicles nose to tail.

Gardens

Tel: 01539 816399

The front garden is mostly laid to lawn and runs alongside the driveway. at the far end, there is a collection of shrubs and trees that have strategically planted to offer screening to the living room and adding privacy. The rear garden is well landscaped and densely planted with with shrubs and specimen plants, the boundaries are secure and there is a spacious patio area.



