



Endmoor, Kendal, LA8 0ET

Asking Price £460,000



- Substantial Four Bed Detached
- Dining Room
- Kitchen and separate Utility
- Cloakroom and Family Bathroom
- Mature Gardens

- Lounge
- Sunroom
- Ground Floor Bedroom Ensuite
- Double Garage with useful Store Above
- Large Driveway

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We are pleased to offer for sale this generous sized four bed house situated in the lovely hamlet of Endmoor with a large mature garden and patio and ample parking with a double garage. Endmoor is a quiet village bordering the South Lakes town of Kendal. Its local facilities include a club house, village bakery, community hall and primary school. Benefitting from easily accessible links to the M6 motorway and the mainline train station at Oxenholme.

### Vestibule

A place to hang coats, umbrellas and shoes.

### Entrance Hall

Providing access to most of the ground floor accommodation.

### Cloakroom

With a WC and wash-hand basin.

### Kitchen

Fitted with a range of units at wall and base level, a breakfast bar, and having an electric oven, gas hob, overhead extractor and inset sink and drainer. The room is open plan to the dining room and has access to the utility room.

### Utility

Containing the gas fired boiler, plumbing for a washing machine, and an external door to the side of the house.

### Dining Room

Plenty of room for family dining and providing access to the lounge via double part glazed doors and to the sun room.

### Lounge

A large room with plenty of space for a three-piece suite and living room furniture and accessible from the dining room and the entrance hall.

### Sun Room

A lovely place to sit and look over the garden with double timber doors opening out to the patio and with a slate roof.

### Bedroom One

A big double bedroom and with a walk-in storage cupboard.

### Ensuite

Fitted with a shower cubicle and massaging shower, a counter-top wash-hand basin, and a WC.

### Utility

Here you will find a sink and drainer and a pedestrian door leading to the garage

### First Floor Landing

Accessed from the turning staircase leading from the hallway and providing access to all the first floor accommodation.

### Bedroom Two

A double bedroom with a range of wardrobes with sliding doors and looking over the garden.

### Bedroom Three

Another double room with built in wardrobe space.

### Bedroom Four

As single bedroom with a split level step down to a dressing room area.

### Family Bathroom

A good sized bathroom with a range of cabinets, wash-hand basin, WC, and 'P' shaped bath with shower over and a glass shower screen. There is also a chrome towel rail.

### Garage

The double garage has a metal. up and over bar with electric power. At the rear is a staircase leading to the store room above.

### Upstairs Store Room

A useful store room, with multiple potential uses.

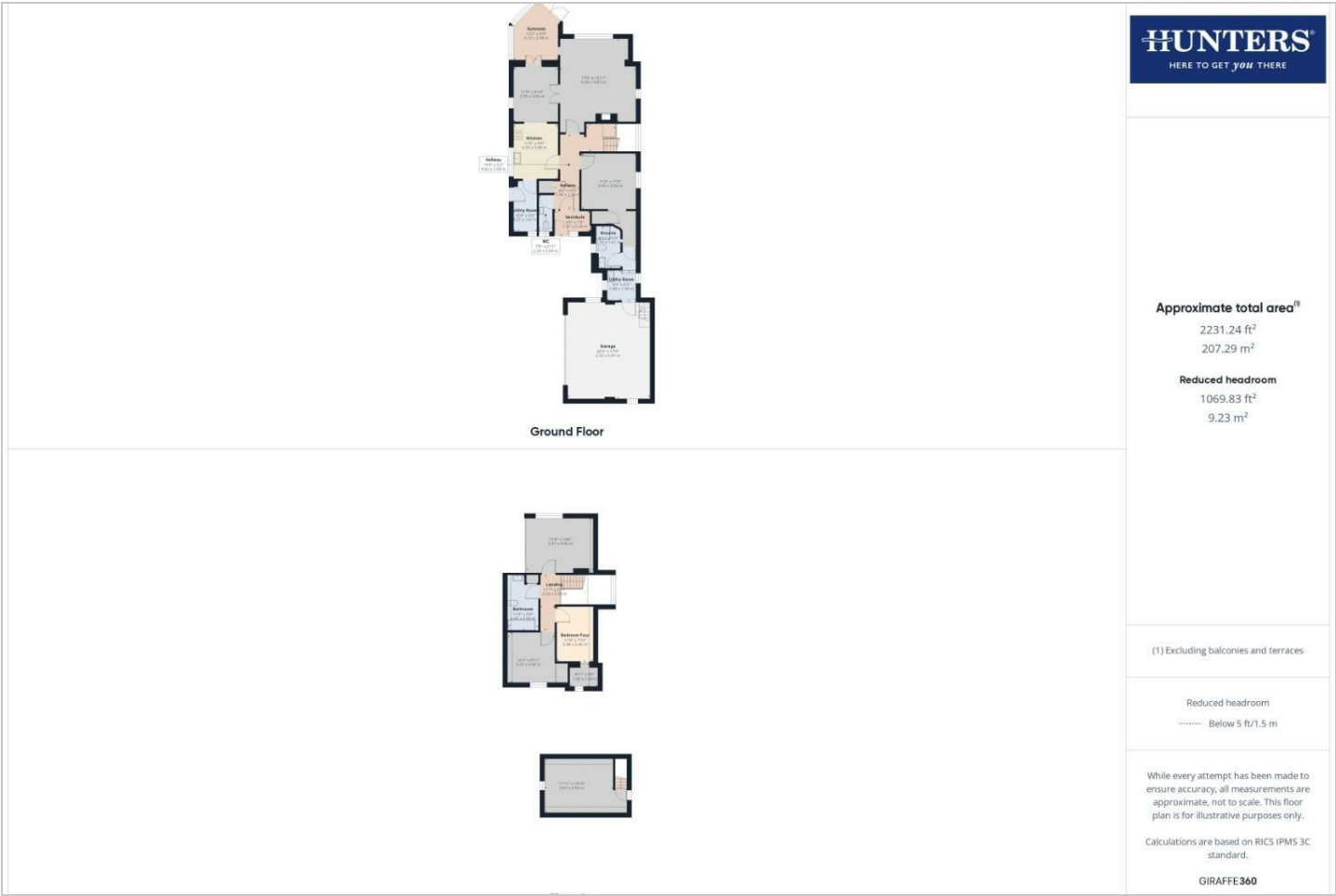
### Gardens

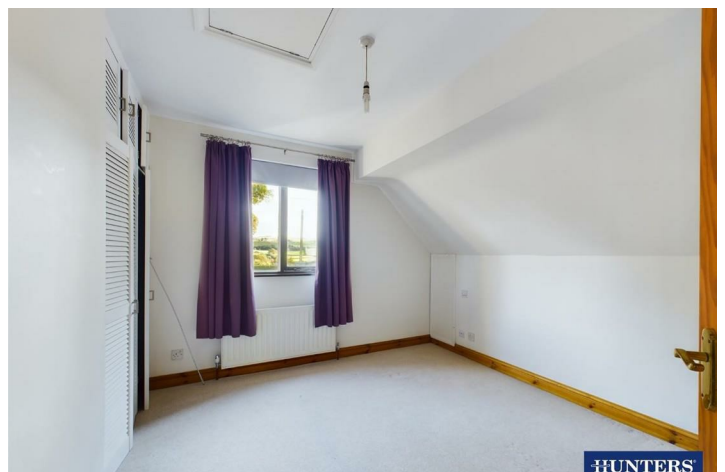
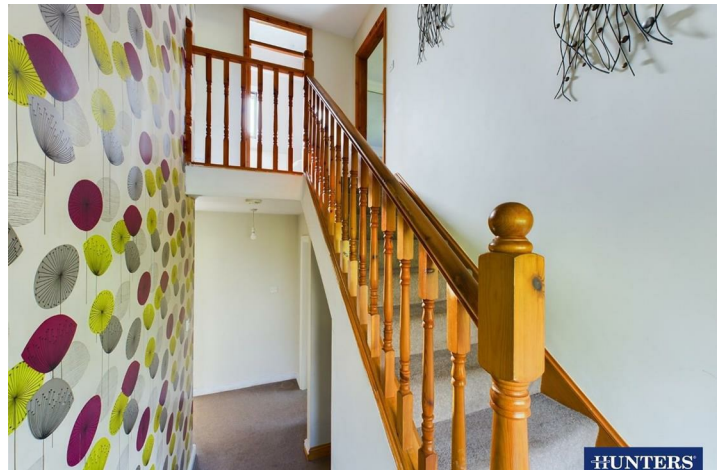
The property enjoys large, mature gardens, with a patio, lawn, planting to the borders with shrubs and trees.

### Driveway

Potential to park multiple cars on the block paved driveway.

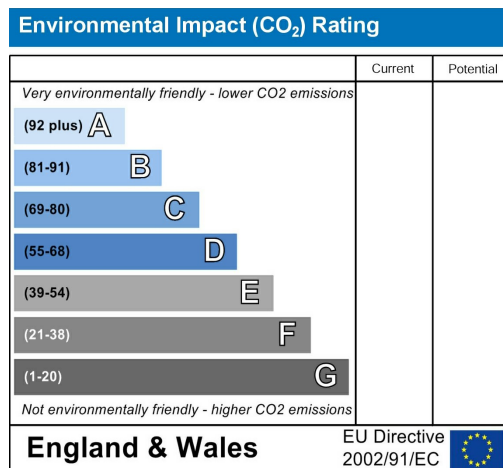
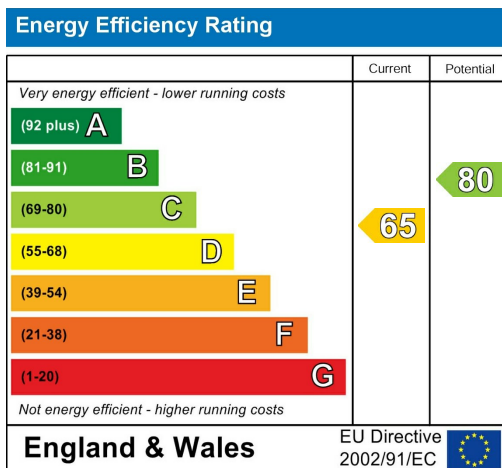
Floorplan







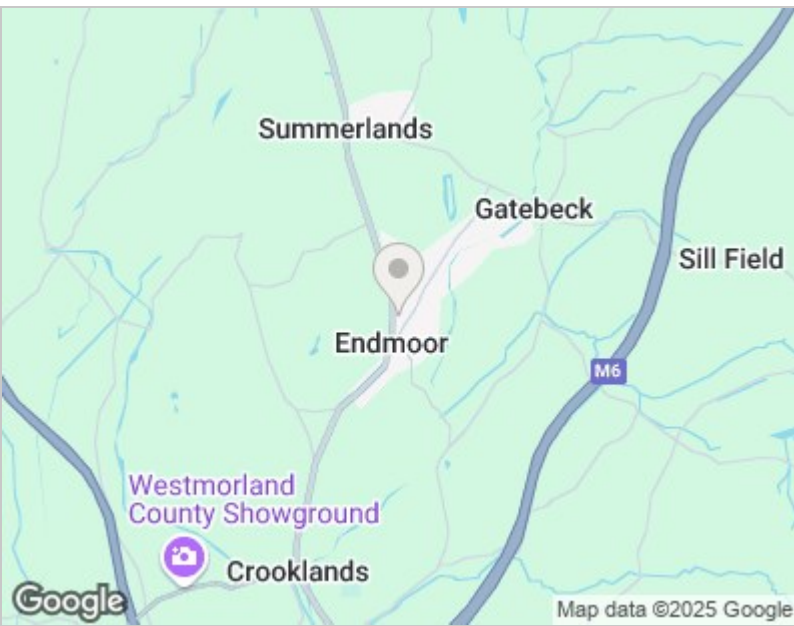
## Energy Efficiency Graph



## 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.

Road Map



Hybrid Map





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.

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