



## Limestone Road

Kendal, LA9 5FQ

Offers In The Region Of £450,000



- Detached Four Bed House
- Stylish Split Level Interior
- Master Bedroom Ensuite
- Integral Garage
- EV Charger

- Popular Estate
- Large Kitchen/Diner
- Ground Floor Cloakroom
- Secure Rear Garden
- Council Tax Band E

# Limestone Road

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Enjoying an enviable position at the end of a cul-de-sac, this four-bed detached home is ideal for families. Ghyll Manor is a recently built development off Brigsteer Road and the property still has the look and feel of a new home, with excellent internal presentation, modern fittings, and a stylish split level ground floor.

You enter the house into a hallway and then into the living room with an attractive bay window looking out to the front and with a useful storage cupboard. Then it is a few steps down to the impressive kitchen/diner with the split level allowing for a high ceiling that is full of natural light from the deep rear bay with French Doors and side panels.

The kitchen cabinets are white with contrasting worksurfaces over and the it is equipped with integral appliances including double eye-level ovens (top one being a microwave combi), an induction hob with overhead extractor, a dishwasher and an inset sink. At the dining end there is plenty of space for a family sized dining table from which you have views of the rear garden.

A utility room and ground floor WC completes the ground floor accommodation.

Upstairs you will find four bedrooms, the master being ensuite, and a family bathroom. As you would expect, the property is fully double glazed and has gas central heating. You will also find an integral garage and a bock paved drive way out front with space to park two cars side-by-side. A simple front lawn sits alongside the drive, setting the home back from the quiet street. Meanwhile out the back is a securely fenced rear garden that connects with the diner creating a safe space for children to play and to relax and socialise with family and friends..

### Entrance Hall

You step into a hallway that provides access to the living room and the stairs rising to the first floor.

### Living Room

A welcoming room with a box bay window to the front elevation and then a down stairs to the split level kitchen.

### Kitchen/Diner

A quality kitchen/diner fitted with white cabinets at wall and base level and with stone work surfaces running over. Integral appliances include double electric ovens (one microwave combi), induction hob, fridge, freezer, dishwasher, and inset sink and drainer. There is space to dine with a family sized table and chairs with views into the garden from the French Doors leading out.

### Utility

Space and plumbing for a washing machine and a stainless steel sink and drainer.

### Cloakroom

Fitted with a low level WC and a wash-hand basin.

### Master Bedroom

A spacious double room with ensuite facilities.

### Ensuite

With a corner shower cubicle with a thermostatic valve, WC and wash-hand basin sat on a vanity unit. Tiled to the splash areas and with a chrome towel rail.

### Bedroom Two

Double bedroom

### Bedroom Three

A third double bedroom.

### Bedroom Four

Single room.

### Family Bathroom

With a panel bath and thermostatic shower over, WC, wash-hand basin set over a vanity unit, chrome towel rail and tiling to splash areas.

### Integral Garage

With light and power and an up-and over door for access.

### Driveway

A blocked paved driveway with space to park two vehicles parked side-by-side.

### Gardens

There is lawn to the front whist to the rear the garden is securely fenced making it safe for children and pets and is again laid to lawn.

### AML Disclosure

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £30 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

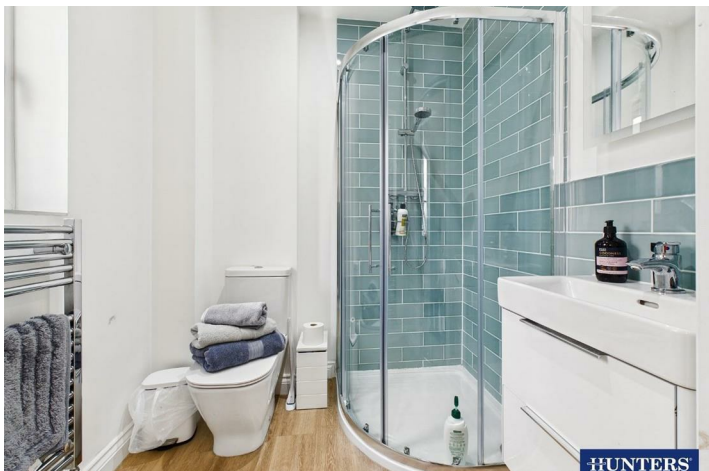
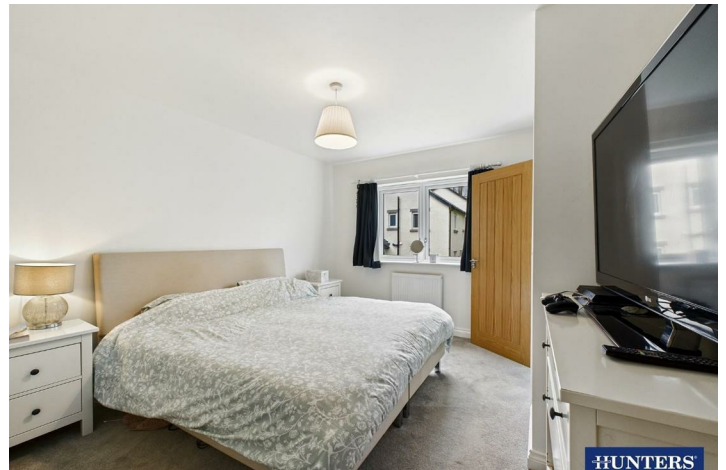
### NB

Please note the property has a annual service charge which the last payment was £325.



Floorplan

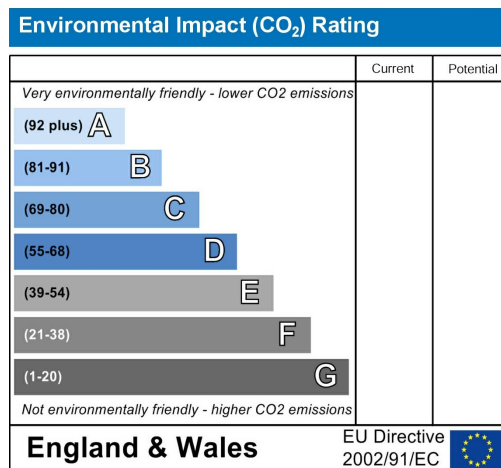
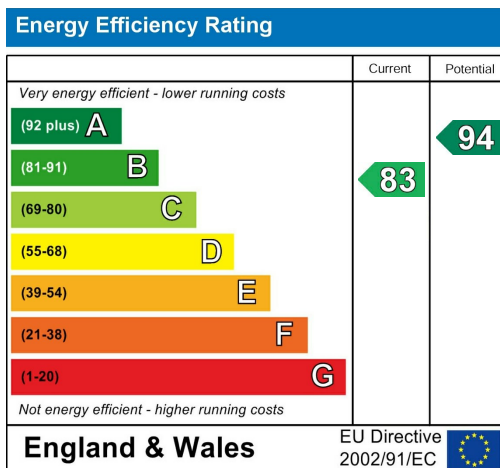








## Energy Efficiency Graph

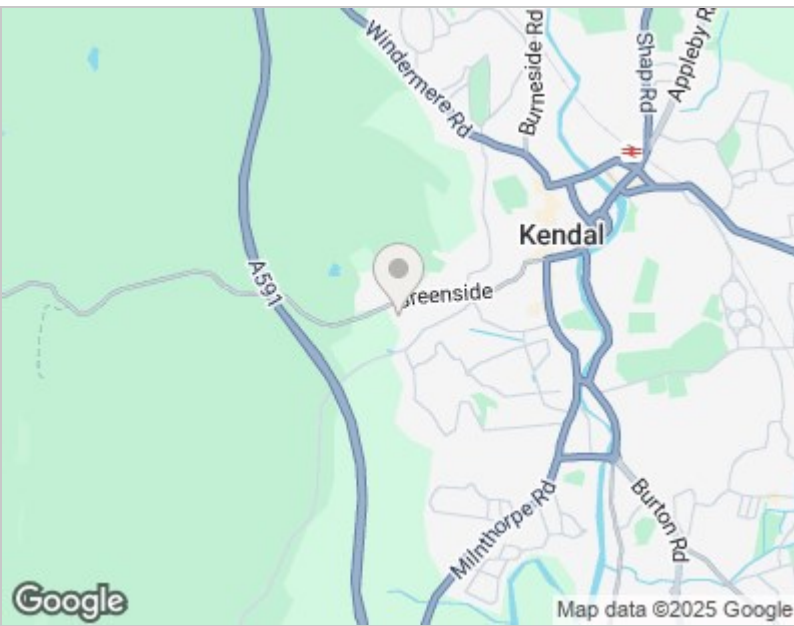


## Viewing

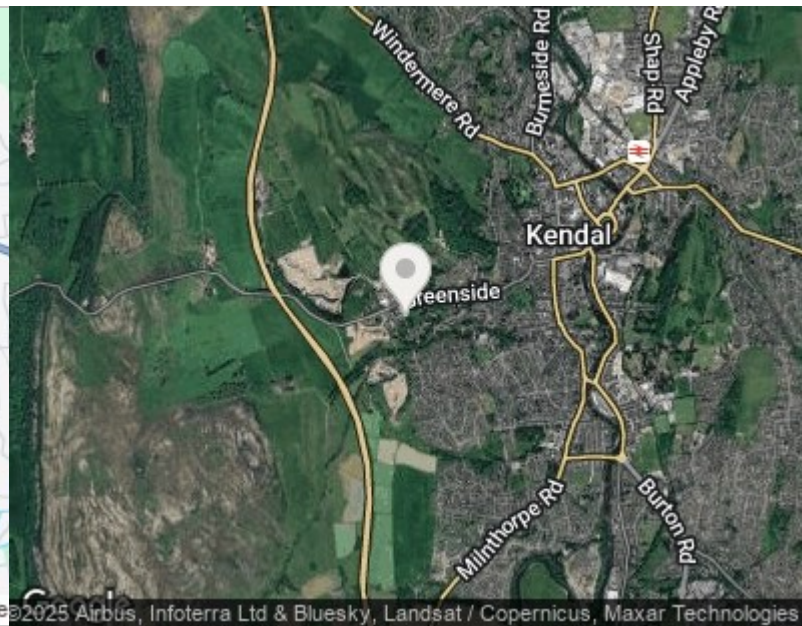
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Road Map



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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