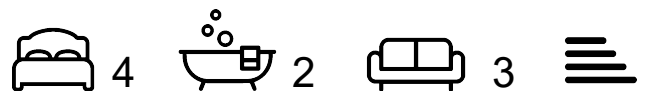




## Applerigg

Kendal, LA9 6EA

Guide Price £400,000



- Four Bed Link Detached
- Quite Residential Area
- Kitchen
- Attached Garage
- Chain Free

- Beautiful Gardens
- Three Receptions
- Bathroom and Cloakroom
- Double Glazing & Gas Central Heating
- Council Tax Band E

# Applerigg

Kendal, LA9 6EA

Guide Price £400,000



A spacious four-bed family home located in a quiet, mature development and with beautiful gardens. Internally the ground floor accommodation is spacious with a living room, dining room and sunroom, as well as the kitchen and a ground floor cloakroom. Upstairs you will find four bedrooms and a family bathroom.

Although ready for general refurbishment, the accommodation is all serviceable and has wonderful attributes. The elevated views over the large, densely planted rear garden are a treat, and to the front the house sits back from the road behind a generous lawn with mature planting.

Has the further benefits of an attached garage, driveway, double glazing and gas central heating and is offered without a chain.

Applerigg is located on a quiet development which lies to the northern fringes of Kendal and within walking distance of the town centre amenities including independent shops, restaurants and bars. There are nearby train and bus links to the Lakes and the main West Coast line can be accessed at Oxenholme. The M6 is easily reached at junction 36 and Lakes District National Park is minutes away.

### Entrance Hall

Entering through the front door you step into the hallway, which provides access to the living room, kitchen, cloakroom and the stairs rising to the first floor.

### Living Room

With elevated views over the rear garden and sliding doors leading out to the patio. Provides access to the dining room.

### Dining Room

Big enough for a large dining table and chairs, and with views to the rear. Can be accessed from either the kitchen or the living room, and in turn provides access to the sunroom.

### Sunroom

Located on the side of the property and with an external door leading to the rear patio and garden.

### Kitchen

Fitted with a range of units at base and wall level and with a gas hob and electric oven. The kitchen is serviceable but now ready for updating.

### Cloakroom

A ground floor cloak with WC and wash-hand basin.

### First Floor Landing

Accessed from the stairs rising from the first floor.

### Bedroom One

A double bedroom with views over the rear garden.

### Bedroom Two

A second garden facing double room.

### Bedroom Three

Small double or large single depending on your needs and looking out from the front elevation.

### Bedroom Four

A single bedroom.

### Family Bathroom

With a bath, wash-hand basin and WC.

### Attached Garage

A good sized garage with metal up and over door. and with a pedestrian door leading to the rear garden.

### Driveway

Parking for at least two vehicles.

### Gardens

The gardens are a real highlight, generous in size and densely stocked with mature trees, shrubs and plants. The front garden has a neatly cut lawn and planting to the borders, whilst the rear garden graduates downwards from the house. You step down from the patio and onto the lawn. Continuing down the garden you come to a pond and you will also find a timber framed shed.



## Floorplan



### Ground Floor



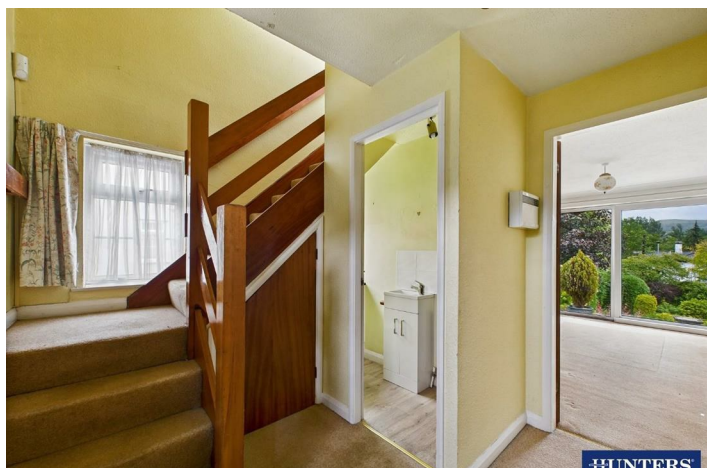
**HUNTERS**  
HERE TO GET *you* THERE

**Approximate total area<sup>(n)</sup>**  
1321 ft<sup>2</sup>  
122.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



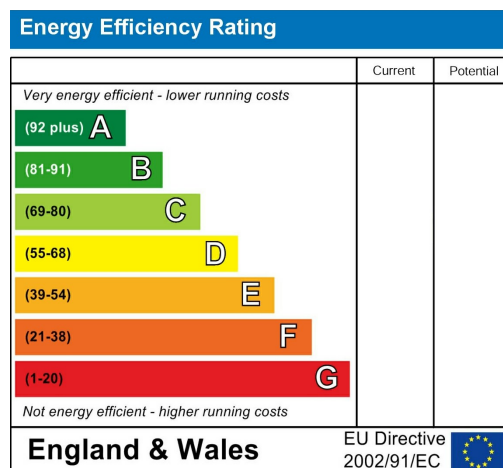








## Energy Efficiency Graph

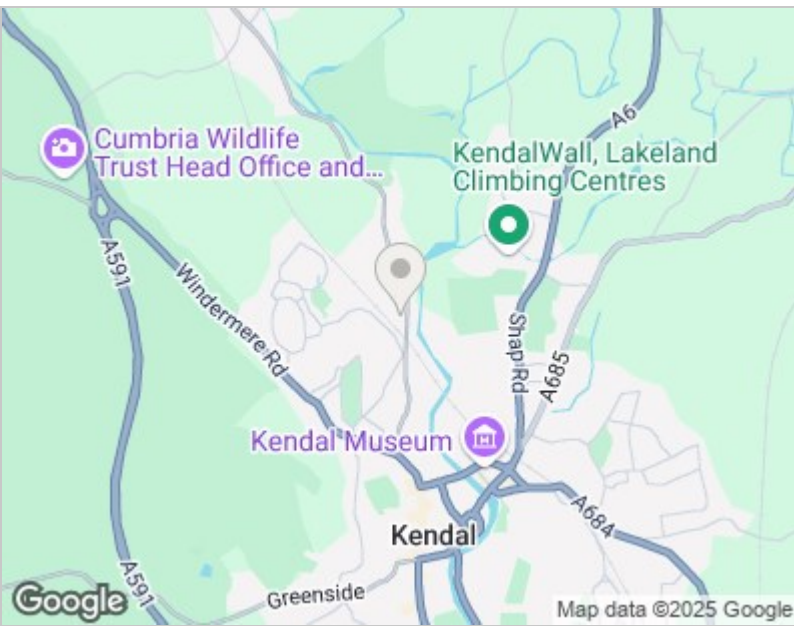


## Viewing

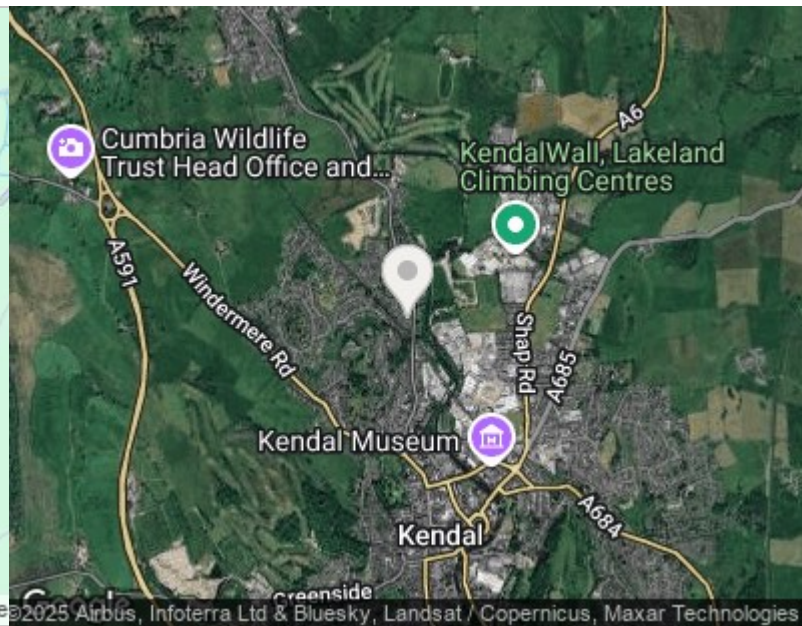
Please contact our Hunters Kendal Office on 01539 816399 if you wish to arrange a viewing appointment for this property or require further information.



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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