

HUNTERS®

HERE TO GET *you* THERE



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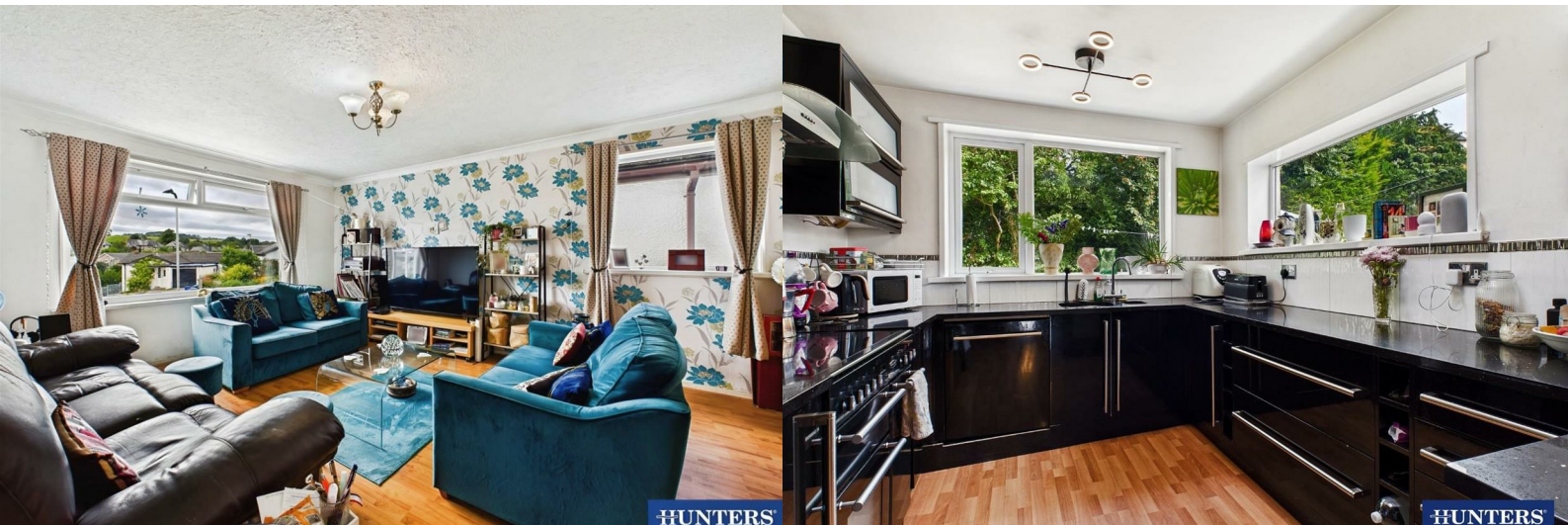
Larch Grove

Kendal, LA9 6AX

Offers Over £500,000



Council Tax:



45. Larch Grove

Kendal, LA9 6AX

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Entrance Hall

You enter the property through the porch through the door into the hallway where there is space to put your shoes and coats and step into a welcoming hall which in turn provides access to the living room, downstairs toilet, kitchen and the stairs rising to the first floor. There is also a handy understairs storage cupboard.

Lounge

A spacious generous lounge room where you will find natural light from the large picture window from the front elevation looking out onto the Kendal Castle views, the room can be accessed with its own door leading off from the hall.

Kitchen

Fitted with a range of drawer, wall and base units and a wine rack including wine cooler, complimented modern stone worktop, incorporating a one and a half bowl sink unit with tile splash backs to compliment. You will also find an integrated dishwasher, a Rangemaster cooker with an extractor over and splashback,

There is space for a breakfast table with four chairs.

Here you will find two windows looking out onto the back elevation where you will find the garden and also a sky light to compliment the natural light.

Dining Room

Accessed from the kitchen you will find the generous size dining room, there is space for an eight seater dining table which brings in natural light from the rear window.

Living Room

Leading through the archway from the dining room you will find an extra living room giving you options of space for a family life, with patio doors into the garden.

Library/Office Room

Accessed from the kitchen, you will find the library room that has natural light from the open patio doors looking out onto the garden. This can also be used as a home office.

Utility Room

Stepping down the stairs from the library room you will have access to the utility room, the unit tops are a beautiful white marble style with fitted dark sage green cupboards and space for a washing machine and tumble dryer. You can also access the garage through the back door of the utility room.

First Floor Landing

Accessed from the stairs rising from the entrance hall and providing access to all the first floor accommodation.

Bedroom One

Accessed from the landing you will find the main bedroom, there is space for a double bed with mirrored fitted large wardrobes and containing natural light from the picture window showing the beautiful views.

En Suite

Coming through the main bedroom you will find the glass sliding door into the small En Suite comprising of a fitted shower cubicle, sink and toilet in white

Bedroom Two

Coming down the stairs which are accessed from the landing you will find bedroom five which is a spacious room for a double bed, a wardrobe and a computer desk. Looking out the front elevation at the beautiful views.

Bedroom Three

Accessed from the landing you will find bedroom three space for a double bed and a wardrobe which looks out onto the back elevation seeing the garden

Bedroom Four

Accessed from the landing you will find bedroom four where you will find space for a double bed and a wardrobe looking out to the back elevation onto the garden.

Bedroom Five

Accessed from the landing you will find Bedroom Five which is currently used as an office looking out onto the front elevation and stunning views.

Bathroom

You will find a modern, fully fitted bathroom featuring stylish tiled floors and walls. The space includes a

freestanding bathtub, a separate single shower cubicle, a white pedestal sink, and a matching toilet. Additional highlights include a heated towel rail and a ceiling skylight, allowing natural light to flood the room and enhance the contemporary design.

Attached Garage

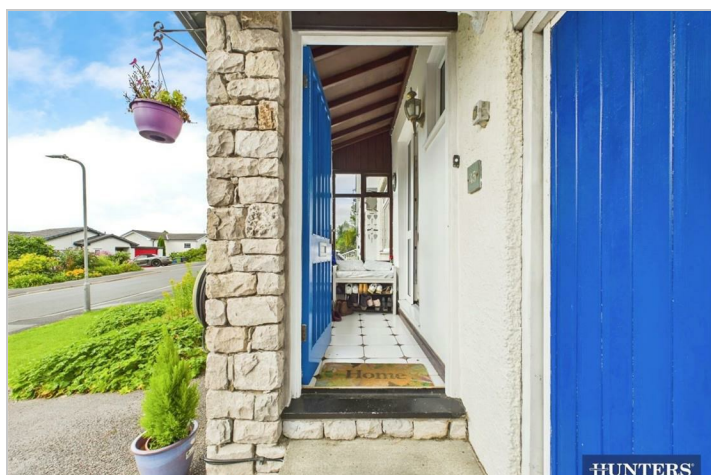
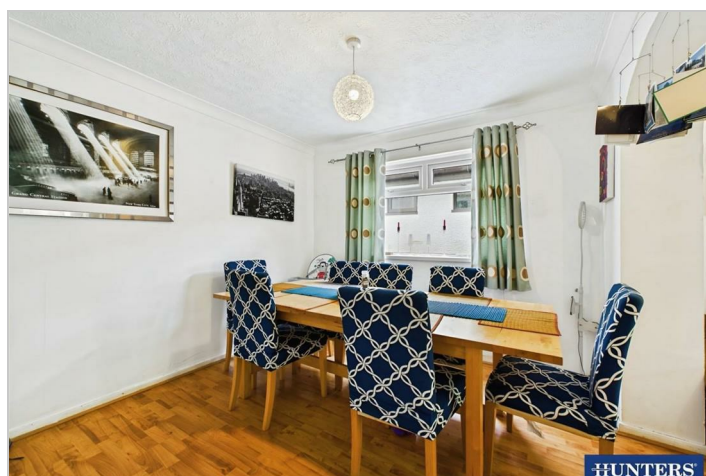
The garage has an up and over door leading from the driveway way, Internally there is light and power.

Driveway

A generous driveway with space to park three vehicles with an electric car charging point.

Gardens

To the front there is lawn with mature shrubs whilst to the rear the garden is low maintenance with seating areas and mixed planting



Road Map



Hybrid Map



Terrain Map



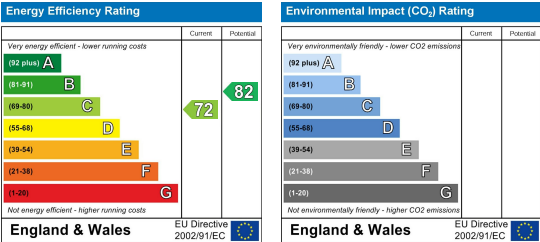
Floor Plan



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.

Energy Efficiency Graph



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.