

HUNTERS®

HERE TO GET *you* THERE



The Park

Old Hutton, Kendal, LA8 0NX

Guide Price £250,000



Council Tax:



7 The Park

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Entrance Hall

You enter the bungalow via a timber framed, part glazed door that leads into the hallway.

Living Room

This is a spacious room with a large floor to ceiling window to the front elevation and another window to the side, providing plenty of natural light. Thoughtful planting in the front garden ensures the room is screened for privacy, and there is space for living room furniture and a dining table if required.

Kitchen/Diner

Whilst ready now for a replacement kitchen, the current units are fitted at wall and base level and with contrasting surfaces over and there is an inset stainless steel sink and drainer and space for a free-standing cooker. The room is amply big enough to create dining space, and the oil fired boiler is located in a niche by the rear door leading to the garden.

Utility

The utility has a Butler's sink and plumbing for a washing machine.

Shower Room

A useful shower room with a WC and accessed off the Utility Room. Comprises of WC, wash-hand basin, and shower cubicle.

Sun Room

This is a lovely room facing out to the rear garden, offering a space to sit and enjoy the sunshine. The room is big enough to use as a bedroom if required. Double doors lead out down steps to a hard standing area and onwards to the garden.

Bedroom One

A good sized double room with built in wardrobe storage and overlooking the rear garden.

Bedroom Two

A second double room, once again looking out from the rear elevation.

Family Bathroom

The bathroom has a panel bath with thermostatic shower over and a glass shower screen, and a wash-hand-basin and vanity unit.

WC

The WC located alongside the bathroom.

Store/Workshop

The garage has been reduced in size to accommodate the internal utility and showroom extension. Externally it is accessed via an eclectically operated roller door.

Driveway

Parking for two vehicles side-by-side on a block paved driveway in front of the workshop.

Gardens

The bungalow sits in mature gardens that wrap round the building. The front garden has a number of mature shrubs and trees that help to screen the property from the road and provide privacy. There are gates and access to both sides of the building, and in the rear you find a good sized plot, with a lawn, planting to borders, a greenhouse and a garden pond. There is also a hard-standing gravel area outside of the sun room.

AML

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.

CPR

Please note this property has recently changed hands therefore it may have some constrictions with the mortgage process. Please make you own enquires or consult the agent.



Road Map



Hybrid Map



Terrain Map



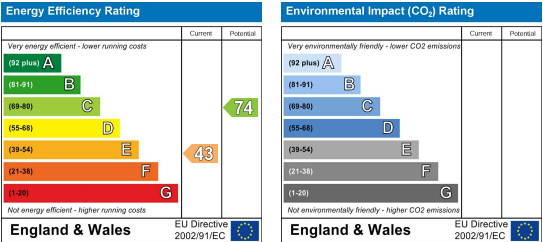
Floor Plan



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.