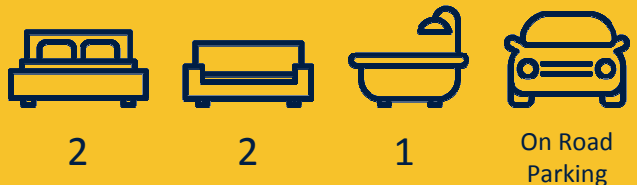




**PRICE £210,000**

**95 WINDERMERE ROAD, KENDAL,  
CUMBRIA, LA9 5EP**

A deceptively spacious end-terraced cottage, situated in a convenient town centre location with views onto open fields. The property has been sympathetically extended to the ground floor creating a stunning contemporary kitchen with a vaulted ceiling and a separate boot room, whilst the first floor has been developed to create a mezzanine bedroom with a walk-in dressing room below. Internal viewing is advised.





#### **DIRECTIONS**

Leaving Kendal northbound along Windermere Road, proceed to the traffic lights and continue up the hill. Follow the road around the right-hand bend, where you will find the property situated on your right-hand side adjacent to a private road.

#### **LOCATION**

Windermere Road is a highly sought-after residential location, situated on the edge of Kendal Green. The location allows open aspect views onto open fields as well as convenient access into the bustling market town centre for a range of amenities. There is also quick access by car to the Lake District National Park and commuting links along the A591 towards the M6 motorway.

#### **DESCRIPTION**

95 Windermere Road is a deceptively spacious end-terraced cottage, which has been sympathetically extended and developed to create a fabulous home. The current owner has also added additional lighting, sockets and surround sound to the majority of the rooms.

The front door opens directly into the lounge, tastefully decorated with neutral décor and carpets. The room features a multi-fuel stove set on a polished granite hearth, surround sound and additional lighting to the walls and ceiling.

A door off the lounge leads through into the impressive kitchen, fitted with bespoke Lakeland units, a polished silestone worktop with a wood-effect finish to the breakfast bar area and splash back. Fitted within the worktop is a one and a half sink drainer with a mixer tap and a five-ring induction hob. Integrated within the units is an electric twin oven/grill, microwave and dishwasher. The room features underfloor heating, additional spot lighting, pendant lighting and feature lighting around the units.

Located off the kitchen is a useful utility/boot room, with additional storage units for household equipment and space for white goods.

The first floor accommodation comprises of a bedroom, dressing room and a shower room. The master bedroom is a good sized double room, which retains exposed timber beams. The room benefits from a built-in wardrobe, overhead storage units and views towards open fields.

Alongside is a walk-in dressing room, with built-in wardrobes. There are detachable wooden stairs leading up to a mezzanine bedroom and eaves storage. If you wish, the double fitted wardrobes could be removed in order to fit a single bed, making this an ideal children's bedroom/nursery.

The shower room is fitted with a stylish three-piece suite, comprising of a walk-in shower with a wall-mounted and rainfall shower, a WC and wash hand basin with vanity storage below.

Outside, there is a covered patio seating area and access to a large store room with electric light and power.

#### **TENURE**

Freehold.

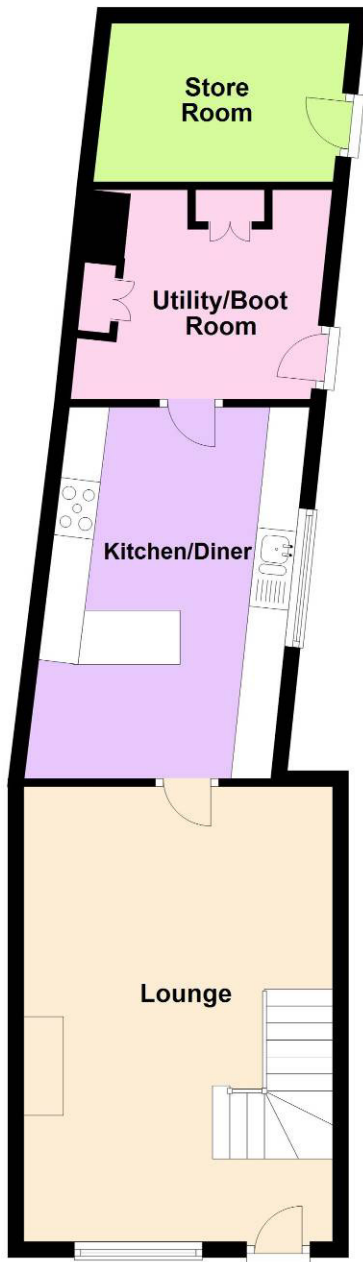
### **What we love about the property...**

"A truly stunning cottage situated in a sought-after and convenient location. A must see."



# Property layout

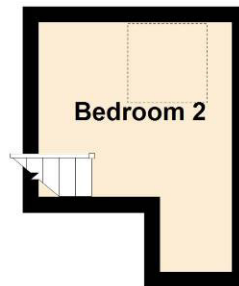
## Ground Floor



## First Floor



## Second Floor



## ROOM MEASUREMENTS

### Lounge

12'9" (3.90 m) X 18'10" (5.76 m)

### Kitchen/Diner

10'0" (3.06 m) X 15'5" (4.70 m)  
maximum measurements

### Utility

8'8" (2.65 m) X 9'1" (2.78 m)

### Bedroom One

9'4" (2.86 m) X 9'9" (2.99 m)

### Dressing Room

6'8" (2.05 m) X 8'7" (2.64 m)

### Bedroom Two

8'0" (2.44 m) X 10'4" (3.15 m)  
maximum measurements,  
restricted head height

### Shower Room

5'10" (1.79 m) X 5'3" (1.62 m)

### Store Room

6'7" (2.01 m) X 10'2" (3.11 m)

Your viewing appointment is on \_\_\_\_\_

### Additional information

Council Tax Band: B  
Local Authority: South Lakeland District Council  
Services: Mains gas, electricity and water.

EPC Rating = D

### Your mortgage arrangements

Poolle Townsend Solicitors Ltd are able to help you choose from the many mortgage and life insurance products available. Please contact one of our Independent Advisers for an appointment. Your home may be repossessed if you do not keep up repayments on your mortgage. Poolle Townsend are Independent Financial Advisers authorised and regulated by the Financial Conduct Authority. Authorised and regulated by the Solicitors Regulation Authority No.647087.

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[enquiries@poolletownsend.co.uk](mailto:enquiries@poolletownsend.co.uk)

### We are open

Monday – Friday 9.00 – 5.00  
Saturday 9.00 – 1.00

### Our team are available weekdays

Monday – Friday 8am til 6pm

Barrow 01229 811811  
Ulverston 01229 588111  
Grange 015395 33316  
Kendal 01539 734455  
Milnthorpe 015395 62044

All photographs on this brochure have been taken with a combination of a wide angle lens – 10-20mm aperture and standard lens – 18-55mm.

Internet connection and speeds are available at <http://www.rightmove.co.uk/broadband-speed-in-my-area.html>