



**POOLE  
TOWNSEND**

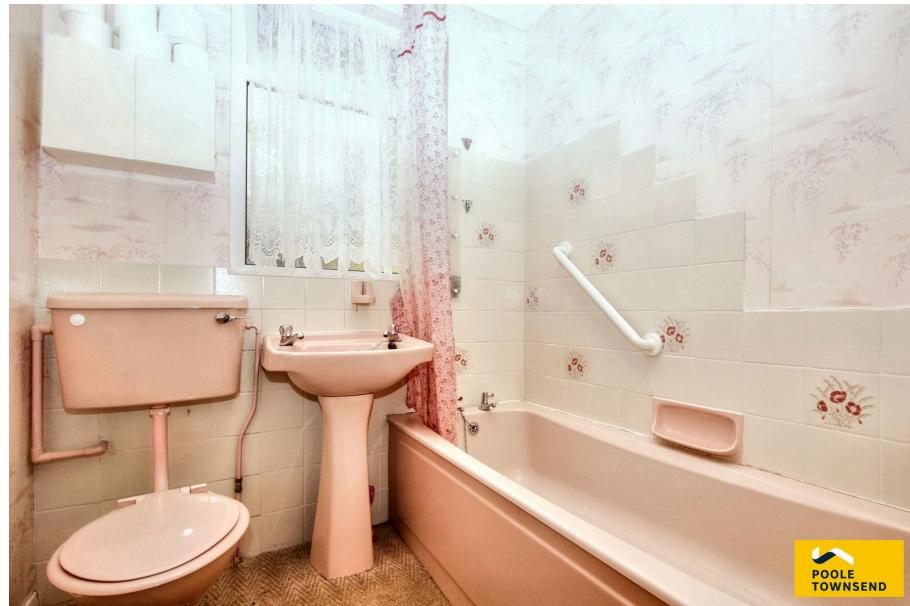
Lingmoor Rise, Kendal, LA9 7NP

£250,000

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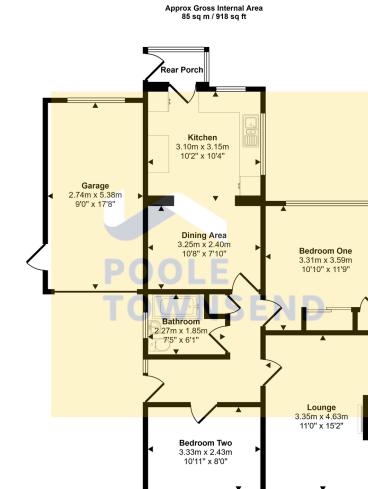


- Detached True Bungalow
- Well-Sized Kitchen/Diner
- Low Maintenance Garden
- Lovely Views Towards the Helm
- EPC Rating: tbc
- Spacious Lounge
- Formal Dining Room
- Off Road Parking for Two Vehicles
- No Onward Chain
- Council Tax Band: D





Occupying an elevated position with delightful views across Kendal towards Scout Scar and The Helm, this detached true bungalow offers an exciting opportunity for buyers to modernise and make it their own and is offered with no onward chain. Inside, the accommodation includes a spacious lounge with a gas fire, a well-sized kitchen/diner with direct access to the rear garden, two generously proportioned bedrooms, and a three-piece bathroom. Externally, the home benefits from driveway parking for two vehicles, an attached garage, and low-maintenance patio gardens with established borders. This charming bungalow combines convenience, potential, and picturesque surroundings, early viewing is highly recommended.



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>	54	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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