



PRICE £240,000

**16 LONG CLOSE, KENDAL,
CUMBRIA, LA9 5LZ**

An immaculate and stylishly decorated end-terraced property, situated in a popular residential area to the southern suburbs of Kendal town centre. The property has been sympathetically extended adding an additional bedroom, reception room and creating a larger bathroom. Complemented with a low maintenance enclosed garden and elevated views towards open countryside, this is the perfect family home.



3



2



1



Off Road
Parking

Kitchen Area



DIRECTIONS

Entering Kendal along Milnthorpe Road, take a left-hand turn after the college into Glebe Road. Proceed to the mini-roundabout and take the first exit into Anchorite Road. Continue up the hill and around to the right into Echo Barn Hill. Follow the road up to the roundabout and take the first exit into Long Close. Continue along where you will find the property situated on the left-hand side.

LOCATION

Long Close is a peaceful cul-de-sac situated within a popular residential area to the south of Kendal town centre. The property is conveniently located on foot to a play park, Ghyllside and Vicarage Park Primary Schools, Kendal College and Kirkbie Kendal Secondary School. A short drive away is the town centre for a range of amenities, as well as access links along the A591 to the Lake District National Park and M6 motorway.

DESCRIPTION

16 Long Close is an immaculate and stylishly decorated end-terraced property, which has been upgraded and modernised to provide a ready-made home. The property has been extended over two floors, creating an additional reception room to the ground floor and a bedroom and larger bathroom to the first floor. Complemented with an enclosed low maintenance garden and views, this property is perfect for growing families.

The property is approached via slate chipped off-road parking, and a paved pathway leads to the front door as well as to the rear garden. The front door opens into a vestibule with stairs leading to first floor and a door into the lounge.

The lounge is a comfortable sized reception room bathed in natural sunlight from a front aspect window. Within the room is a wood burning stove and recessed alcoves either side for books and ornaments.

Located off the lounge is a ground floor WC and wash hand basin, perfect for families and guests.

The kitchen is fitted with a stylish range of storage units and a complementary three-sided worktop with a matching breakfast bar. Fitted within the worktop is a single drainer sink with a mixer tap and a four ring electric hob with an extractor hood over and an electric oven/grill below. There is space for a dishwasher, dryer, upright fridge/freezer and plumbing for a washing machine.

The dining room forms part of the extension and provides a spacious and additional reception room, which can accommodate both living and dining room furniture. The room is naturally light from a front aspect window and glazed double doors opening onto the rear garden.

The first floor accommodation comprises three bedrooms and a bathroom. There are two excellent sized double bedrooms located at the front and a small third double or large single room overlooking the rear garden, with extending views towards open countryside.

The bathroom has been upgraded and modernised with a stylish four-piece suite. Forming part of the first floor extension, the bathroom features a contemporary vanity area with a WC and wash hand basin and a separate wet room accessed via a glass door. The wet room features a wall-mounted rainfall shower and a claw foot bath with a hand held shower, surrounded by full height tiling.

Outside, there is a low maintenance artificial lawned garden and raised decked seating area, which is perfect for socialising and entertaining. Enclosed within a hedge and wall boundary, the garden is a safe environment for children and pets.

TENURE

Freehold.

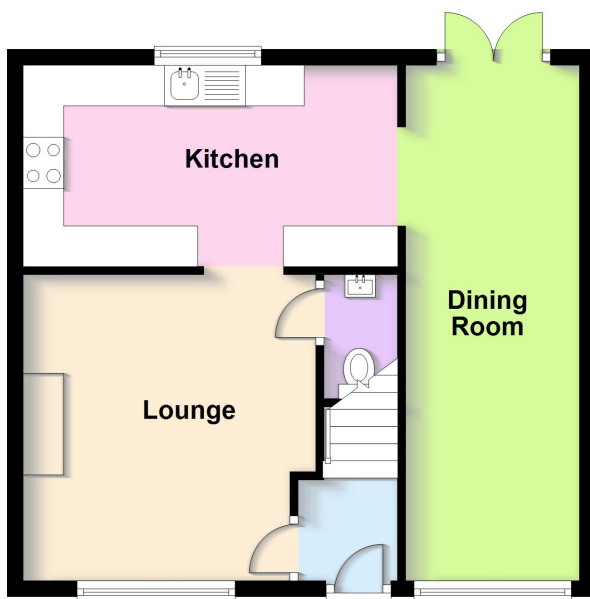
What we love about the property...

"A beautiful and stylishly presented family sized home, situated in a peaceful and popular location, with views to open countryside."



Property layout

Ground Floor



ROOM MEASUREMENTS

Lounge

11'10" (3.61 m) X 12'4" (3.76 m)
maximum measurements

Dining Room

6'11" (2.13 m) X 20'11" (6.38 m)

Kitchen

15'1" (4.62 m) X 8'1" (2.48 m)

Bedroom One

12'1" (3.68 m) X 10'8" (3.27 m)

Bedroom Two

6'11" (2.13 m) X 14'7" (4.46 m)

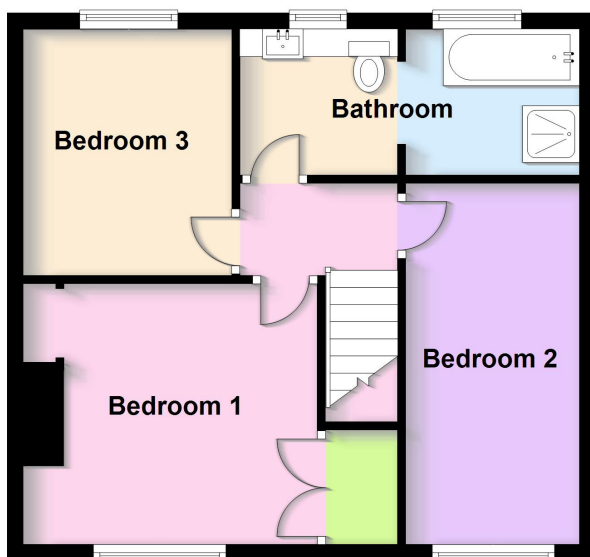
Bedroom Three

8'5" (2.57 m) X 9'11" (3.03 m)

Bathroom

14'6" (4.14 m) X 5'10" (1.79 m)
maximum measurements

First Floor



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

Poole 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.

Poole 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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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>