



28 Empsom Road, Kendal  
£298,000





## 28 Empsom Road, Kendal

Situated in a sought after area of Kendal, this beautifully renovated semi detached bungalow enjoys a pleasant setting close to green spaces while remaining within easy reach of town amenities. The location also benefits from excellent access to the M6 motorway and the Lake District National Park, making it ideal for both daily convenience and countryside escapes.

The accommodation has been thoughtfully redesigned to create bright, modern living throughout. A brand new fitted kitchen sits alongside an open plan living area, both finished with attractive herringbone flooring that adds warmth and character to the space. There are two well proportioned double bedrooms, a stylish modern shower room, and a useful utility cupboard with plumbing for a washing machine. A porch and side door provide practical everyday access and additional storage options.

Outside, the property offers driveway parking and a generous garden, which is due to be finished. Further details can be provided on request. This appealing bungalow presents an excellent opportunity to secure a move-in-ready home in a highly desirable Kendal location.

### LIVING ROOM

15' 10" x 13' 5" (4.82m x 4.08m)

### KITCHEN

9' 5" x 8' 3" (2.87m x 2.52m)

### BEDROOM

12' 2" x 10' 3" (3.72m x 3.12m)

### BEDROOM

9' 1" x 11' 5" (2.76m x 3.48m)

### BATHROOM

6' 0" x 7' 7" (1.82m x 2.30m)

### HALLWAY

2' 10" x 6' 2" (0.87m x 1.89m)

### CUPBOARD

2' 11" x 4' 11" (0.88m x 1.51m)

### ENTRY

6' 4" x 4' 9" (1.93m x 1.44m)





- Semi detached bungalow offering well planned, single level living
- Completely renovated throughout with modern, high quality finishes
- Brand new modern fitted kitchen ideal for contemporary lifestyles
- Open plan living room creating a bright and sociable space
- Herringbone flooring running through the kitchen and living areas
- Two double bedrooms providing comfortable accommodation
- Modern fitted shower room with sleek, stylish design
- Porch and side door, along with a utility cupboard with plumbing for a washing machine
- Driveway parking and large garden (still to be finished – ask for further information)
- Sought after Kendal location, close to green spaces, town amenities, the M6 motorway, and the Lake District National Park

**DIRECTIONS:** From Plumgarths Roundabout, take the exit onto Windermere Road heading towards Kendal. Continue along Windermere Road before turning left onto Green Road. Follow the road as it becomes Horncop Lane, then turn left onto Kendal Green Road. Take the next right onto Empson Road and follow this road to the bottom, where number 28 can be found positioned on the corner.

**WHAT3WORDS:** ///deploying.waged.should

**SERVICES:** Mains electric, mains gas, mains water, mains drainage

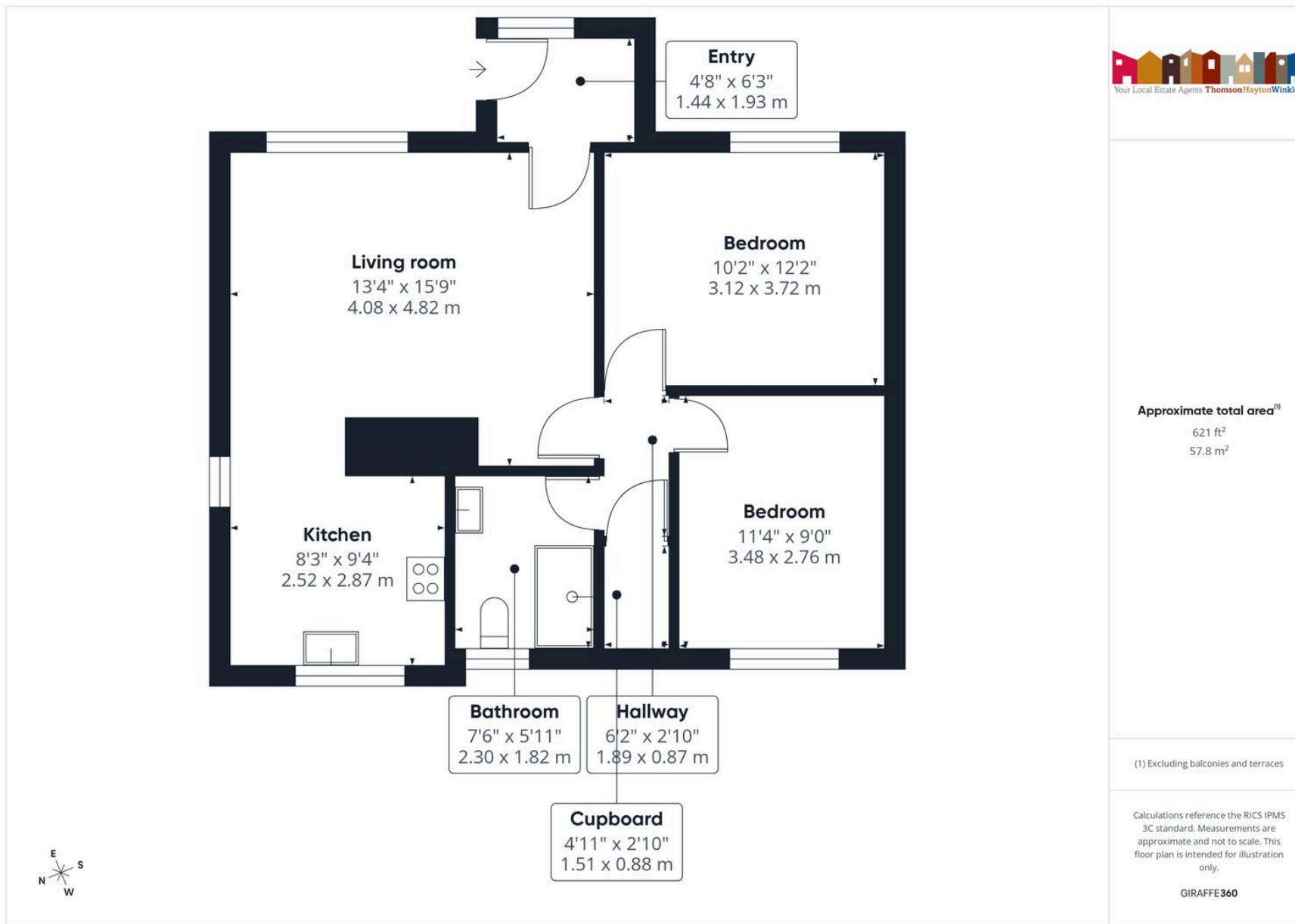
**EPC RATING:** C

**COUNCIL TAX BAND** currently **BAND: C**

**TENURE:** FREEHOLD

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# THW Estate Agents

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