



Kendal

£315,000

191 Vicarage Drive, Kendal, Cumbria, LA9 5BS

Situated in a popular residential location to the south of the town centre and close to schools and local amenities, 191 Vicarage Drive is a modern, detached and extended bungalow offering well-presented accommodation throughout. The property comprises three bedrooms, a bathroom and an ensuite shower room, along with a fitted kitchen and a comfortable living room. Outside, there is a garage and driveway providing off-road parking, together with easy-to-maintain gardens.

The property is entered via a front door leading into an entrance hall, which offers useful space for hanging coats and includes a storage cupboard housing a wall-mounted gas boiler. From here, a door leads into the living room, which enjoys a front aspect window and features a wall-mounted fire with a wooden mantel. A further door leads through to the inner hallway.

Quick Overview

- Modern extended detached bungalow
- Sought-after south town location
- Three bedrooms including principle ensuite
- Stylish family bathroom
- Bright living room with feature fire
- Fully fitted kitchen with Bosch appliances
- Low maintenance gardens
- Driveway with off-road parking
- No upward chain!
- Ultrafast broadband speed*



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Ultrafast



Off road parking

Property Reference: K7259



Living Room



Kitchen



Bedroom One



Ensuite Shower Room

The inner hall provides access to the main living accommodation and loft space. The kitchen is fitted with a range of wall and base units with attractive worktops and matching uplift, incorporating an inset Franke sink. Integrated appliances include a Bosch oven and grill, a Bosch four-ring electric hob with concealed extractor and a Bosch dishwasher and fridge/freezer. The kitchen also benefits from a window overlooking the garden, a door providing direct access to the garden and plumbing for a washing machine.

There are three bedrooms in total. Bedroom two is a double room with a side aspect, while bedroom three is a good-sized single with a rear aspect. The bathroom is fitted with a three-piece suite comprising a panel bath with rain head shower and handheld attachment, wash hand basin, and WC. A few steps lead down to bedroom one, which is a double room with fitted wardrobes with mirrored sliding doors, along with an ensuite shower room comprising a shower cubicle, wash hand basin and WC.

Externally, the property benefits from off-road parking which leads to a detached garage. There are gardens to the front, side and rear, designed for ease of maintenance and mainly paved, with the rear garden also featuring an artificial lawn. Offered with no upward chain, early viewing is highly recommended.

Accommodation with approximate dimensions:

Ground Floor

Entrance Hall

Living Room

16' 0" x 11' 1" (4.90m x 3.40m)

Inner Hall

Kitchen

9' 10" x 8' 6" (3.00m x 2.60m)

Bathroom

Bedroom Two

12' 5" x 8' 2" (3.80m x 2.50m)

Bedroom Three

8' 10" x 8' 6" (2.70m x 2.60m)

Steps lead down

Bedroom One

11' 5" x 9' 10" (3.50m x 3.00m)

Ensuite Shower Room

Detached Garage

25' 7" x 9' 2" (7.80m x 2.80m)

Parking: Off road parking

Property Information:

Tenure: Freehold.

Council Tax: Westmorland and Furness Council - Band C.

Services: Mains gas, mains water, mains electricity and mains drainage.

Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.

What3Words & Directions: ///whips.bids.hello

The property can be found by leaving Kendal on the Milnthorpe Road turn right into Vicarage Drive just before Kendal College. Proceed up Vicarage Drive and continue past the primary school continue up the hill and number 191 can be found on your left hand side just before the junction with Stainbank Road.

Viewings: Strictly by appointment with Hackney & Leigh.

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Bedroom Two



Bedroom Three



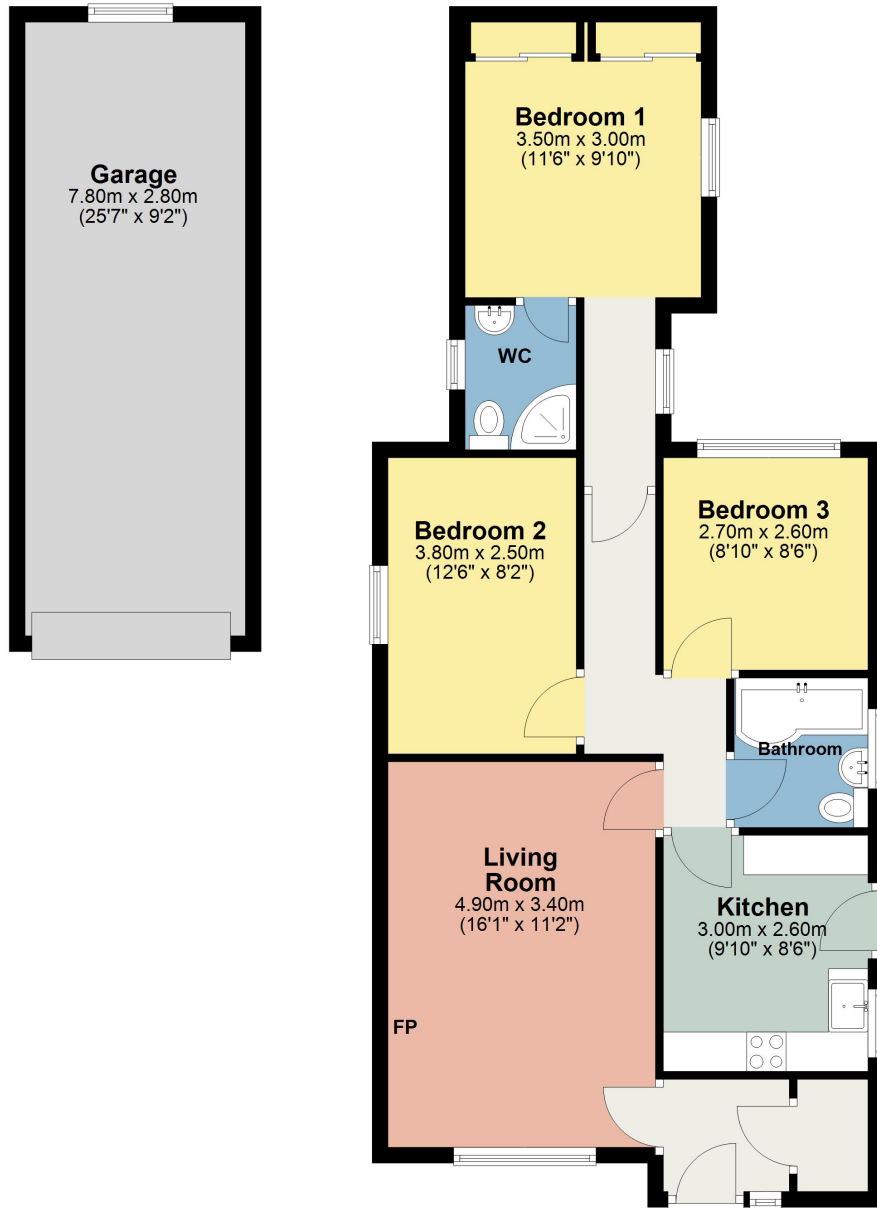
Bathroom



Garden

Ground Floor

Approx. 92.8 sq. metres (998.9 sq. feet)



Total area: approx. 92.8 sq. metres (998.9 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF: Plan produced using PlanUp.

191 Vicarage Drive, Kendal

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