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Meadowside Close

Endmoor, LA8 0EJ

Offers Over £300,000

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- Detached Two Bedroom Bungalow
- Fantastic Gardens
- Lounge, Sun Room, Dining Room and Kitchen
- Walk-in Shower in the Bathroom
- Quiet Village Location
- Integral Garage and Under Croft Storage/Workshop
- Parking For Multiple Vehicles
- Both Bedrooms are Doubles
- Potential for Remodelling to Large Family Home using the Lower Level Rooms and Garage
- Council Tax Band C

Tel: 01539 816399

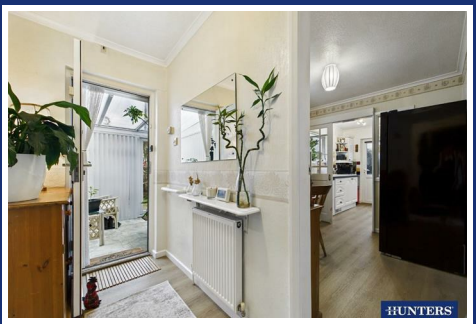
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Endmoor, LA8 0EJ

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This is a property that offers appeal to a wide range of buyers depending on the next owners' preferences and needs. At ground level it is a true bungalow, offering lateral living with two double bedrooms, a shower room, living room, dining room, kitchen and sunroom. Underneath the house at the lower level is a good sized garage and two large under croft rooms which provide scope for hobbyists looking for workshop space or potentially, the lower level has scope for conversion to create more habitable space in the creation of a large family home (subject to planning permission). Check out our 3D floor plan to see how this could work for you.

The property is located on a quiet cul-de-sac and has a front garden, a long driveway to the side leading down to a level parking at the rear, and there is a fabulous rear garden waiting to be discovered. A large timber framed canopy offers sheltered outside space and inside there is gas central heating and double glazing.

Situated in the village of Endmoor, a popular rural community conveniently located a short drive from the market town of Kendal. The village offers a friendly community atmosphere, with local amenities including a traditional bakery, village pub and community facilities. Families are well served by St Patrick’s CofE Primary School, which is within easy reach.

Kendal provides a wider range of shops, supermarkets, cafés, restaurants and leisure facilities, together with primary and secondary schools and healthcare services. Oxenholme Lake District railway station is approximately 2.5 miles away, offering mainline rail connections, while the nearby road network provides convenient access towards the M6 motorway and the wider South Lakeland area.

Surrounded by attractive countryside, Endmoor is ideally placed for enjoying the walking, cycling and outdoor pursuits of the Lake District and Yorkshire Dales, with the beautiful landscapes of the South Lakes close at hand.

Sunroom
From the front of the bungalow you enter the house via a spacious sunroom. The room is well screened by the hedgerow to the front street and in here you have a tiled floor, a heated rail, and the room has been configured to house the washing machine and a tumble dryer. An internal door then leads to the hallway.

Hallway
The hallway has natural light coming from the sunroom and it provides access to the two bedrooms, the bathroom, and the dining room.

Living Room
With a large window to the rear elevation overlooking the rear garden, and with plenty of space for a sofa, chairs, and other lounge furniture. There is a stone mantle piece as a focal point and an electric fire.

Dining Room
With room for a family sized dining table and chairs and being divided from the kitchen via a space saving sliding door and a timber framed glass partition. There is a window to the front elevation for natural lights and a door provides access to the living room.

Kitchen
Fitted with a range of units at wall and base level, with contrasting worksurfaces running over and being tiled to the splashbacks. There is a free standing electric cooker with an overhead extractor, undercounter space for a fridge or perhaps dishwasher should you chose, and a ceramic one-and-a-half bowel sink and drainer. Natural light comes from the window to the front elevation and an external door leads to the covered side passage.

Bedroom One
A double bedroom with a range of fitted wardrobes, top boxes, and shelves and having views over the rear garden.

Bedroom Two
The second double room also benefits from fitted wardrobes and top boxes and has a window to the rear elevation.

Bathroom
With a large walk-in shower with thermostatic valve controls and a glass screen, a pedestal wash-hand basin, and a low level WC. There are modern shower panels to the splash areas in the shower cubicle, and the remaining elevations are fully tiled. Additionally there is a tall chrome towel rail, ceiling spots, and an extractor fan.

Side Passage
The side passage is accessed from the kitchen, and it is covered and weather proof, allowing you to store household and outdoor items safely. Steps descend down to a door leading out to the rear garden.

Canopy Area
Stepping out, you first come into a large canopy area which offers shelter from the rain. The construction is timber framed with a polypropylene roof and there are two exits, one leading to the garden and the other to the large driveway.

Garage
The garage is located in the under croft area and has light, power, and an electric roller door for access. Inside you will find a gas fired boiler for the central heating and hot water, and access to the additional under croft rooms.

Under Croft
You have two large rooms which offer copious amounts of storage. The first room has plumbing and a sink, and there is light and power throughout. Potentially, the space in the garage and the first of the under croft rooms could be utilised as part of a remodelling project to increase to extend the habitable room space and create a larger family home. All of course subject to planning and building regs.

Garden
The rear garden is an amazing space that will appeal to those with green fingers and hobbyists. The space is broken into different sections and features lawns, a pond, vegetable garden and a seating area. It is stocked with mature shrubs and trees and comes with a summer house and timber framed hen-coup.

Driveway
A large driveway offering parking for multiple vehicles. Street access is from the side of the bungalow and it slopes down to level hardstanding at the rear of the house, and access to the garage.

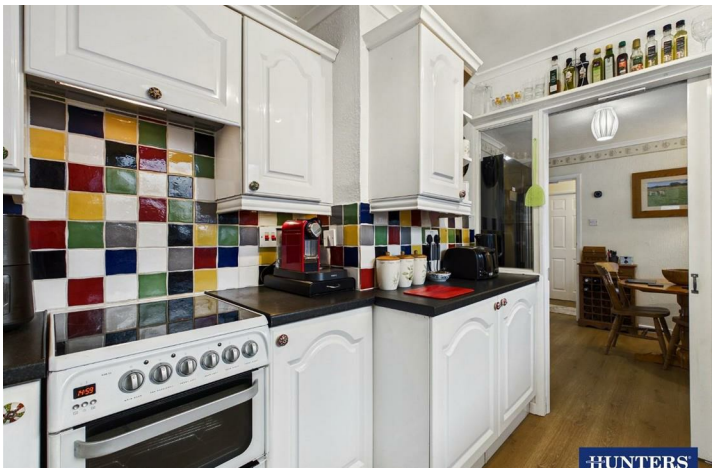
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Floorplan


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Garage
Garage
19'6" x 11'7"
5.94 x 3.53 m
Utility Room
Floor -1
Sunroom
6'9" x 13'6"
2.07 x 4.13 m
Bathroom
5'6" x 8'9"
1.68 x 2.68 m
Hallway
8'6" x 4'3"
2.61 x 1.32 m
Dining Room
8'0" x 9'4"
2.46 x 2.85 m
Kitchen
7'10" x 9'4"
2.39 x 2.85 m
5'7" x 3'8"
1.71 x 1.13 m
Bedroom
13'4" x 8'9"
4.08 x 2.69 m
Bedroom
10'4" x 8'1"
3.17 x 2.49 m
Living Room
10'9" x 15'3"
3.30 x 4.65 m
S
E
W
N
Approximate total area(1)
988 ft²
91.8 m²
(1) Excluding balconies and terraces
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.
GIRAFFE360


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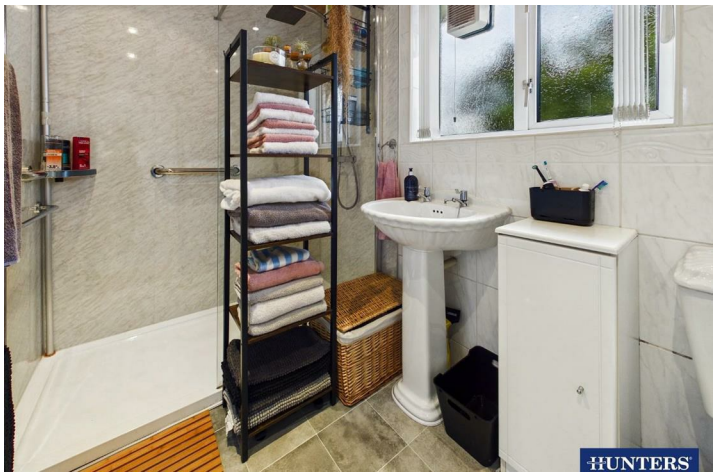

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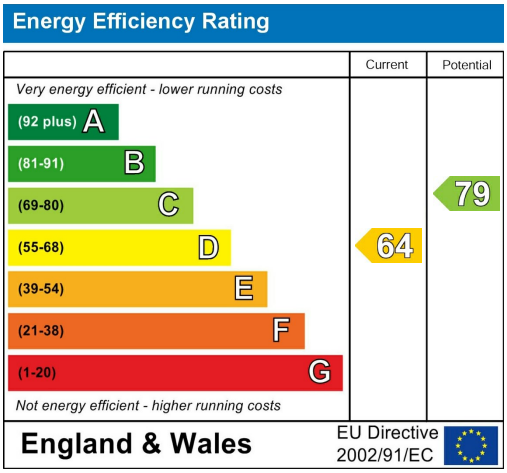

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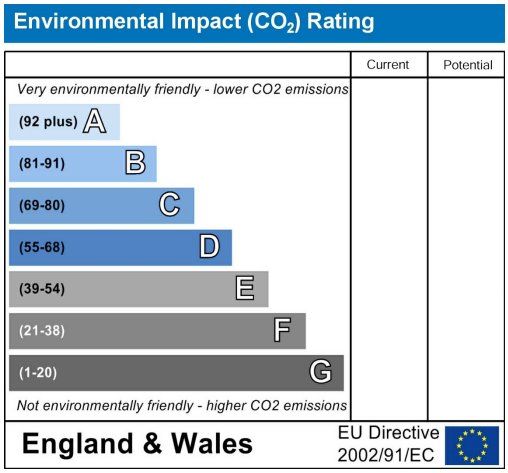

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Energy Efficiency Graph



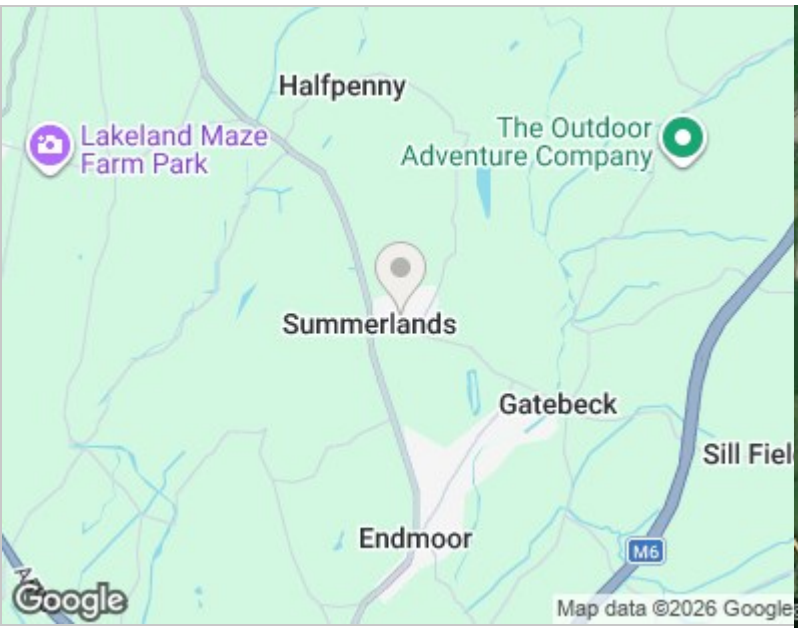


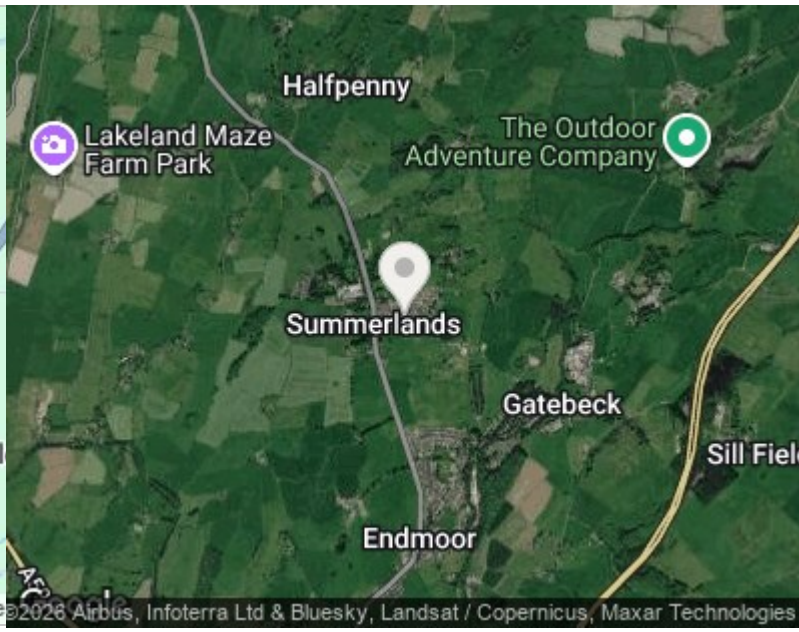
Viewing

Please contact our Hunters Kendal Office on 01539 816399 if you wish to arrange a viewing appointment for this property or require further information.

Road Map

Hybrid Map







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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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