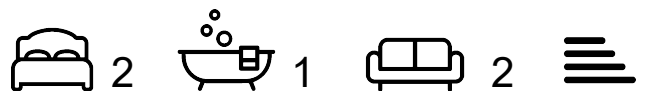




## Rowan Tree Crescent

Kendal, LA9 6AW

Guide Price £300,000



- Semi Detached Two Bed Bungalow
- Modern Shower Room
- Conservatory
- Utility and Integral Garage to the Lower Level
- Generous Parking
- Modern Fitted Kitchen
- Two Double Bedrooms
- Large Hallway big enough for Dining
- Gardens Front & Rear
- Council Tax Band C

# Rowan Tree Crescent

Kendal, LA9 6AW

Guide Price £300,000



Sale of a two bed semi-detached bungalow located in a quiet residential area on the fringes of Kendal, with modern kitchen and bathroom, lovely gardens, and potential for development into a large family home by making further use of the lower level. The accommodation comprises of a vestibule, wide entrance hall suitable for dining, living room, two double bedrooms, kitchen, shower room and conservatory. Below you will find a large utility and an integral garage. Outside, the bungalow sits well back from the road behind a neatly cut lawn, and there are beautifully planted gardens to the front and the rear. For parking you will find plenty of space to the rear and the property benefits from gas central heating and double glazing.

Occupying a pleasant position within one of Kendal's sought after residential areas, Rowan Tree Crescent is situated just off Sedbergh Road and Castle Green Lane, with easy access to Kendal. Nearby you will find a variety of supermarkets including Sainsbury's, Morrisons, ALDI and Lidl all within easy reach. Kendal town centre provides an excellent range of independent retailers, cafés, restaurants and leisure facilities together with a regular market and strong community atmosphere.

The location is particularly appealing for families, being well placed for respected local schooling including Castle Park School, Heron Hill Primary School, Kirkbie Kendal School and The Queen Katherine School, whilst further education is available at Kendal College.

Excellent transport links add further appeal, with Kendal railway station lying approximately one mile away and providing connections along the West Coast Main Line via Oxenholme. The nearby A6 and Junctions 36 and 37 of the M6 connect with major towns of the north and south. Kendal is often referred to as the "Gateway to the Lakes" and the property is superbly positioned for enjoying the scenery and outdoor pursuits of the Lake District National Park.

## Vestibule

Stepping through an obscure glazed door you come into a vestibule. Then its through a timber framed and glazed door and into the hallway.

## Hallway

The hallway is wide and large enough to house a family sized dining table and chairs. There is loft access from here and you can gain to all the ground floor accomodation.

## Living Room

With space for a sofa and chairs and a television table, and with an attractive fireplace and mantle. There is a window to the rear elevation providing elevated views over the real garden.

## Kitchen

The kitchen is full of natural light with three windows to two elevations allowing sunlight to pour in. There is a range of white coloured cabinets fitted at wall and base level and with contrasting worksurfaces running over. The splashbacks are tiled and there is undercabinet lighting. Integral appliances include an electric fan over, an induction hob with a chimney style extractor over, a fridge, freezer, dishwasher, and inset one-and-a-half sink bowl and drainer. An external glazed door to the side elevation leads outside where you can access the rear garden and the lower level utility and garage.

## Bedroom One

The first of the bedrooms is to be found at the front of the house and has a fitted wardrobe, top boxes and bedside cabinet. There is a window that looks out to the front garden.

## Bedroom Two

Bedroom Two is the biggest double and again is fitted out with wardrobes and top boxes. Double doors with opaque glass lead into the conservatory.

## Conservatory

A spacious room with a tiled floor and gas radiator for use on cooler days. The floor is tiled and there are fitted blinds to the windows and ceiling panels.

## Bathroom

A modern bathroom with a frameless shower cubicle with thermostatic valve, a wall hung vanity unit with a wash basin and mono tap, and a low level WC. The floor and all the elevations are tiled and a white heated towel rail completes the look.

## Lower Level

Underneath the ground floor accommodation you will find an integral garage and a large utility room which can be utilised as they are or perhaps offer the potential to convert into habitable accommodation and expanding the bungalow into a split level house. From the kitchen, stone steps lead down to the rear of the property where you can access these two spaces.

## Utility

With a glazed door for access and a side window providing natural light. The primary use for the room currently is for storage, but there is a range of base units with an inset sink and drainer, and under counter space and plumbing for a washing machine. The gas fired boiler is located in here and there is light and power.

## Integral Garage

With a metal up and an over door for vehicular access.

## Gardens

The gardens have been lovingly attended over the years by the current owners and there is more than enough space and flora to keep those with greenfingers occupied for hours. From the front road, the bungalow is set well back behind a neatly cut lawn which affords privacy to the house, Three steps down and you come into a more private space, with gravel ground cover and densely stocked shrubs and plants to the borders. The main garden though is to the rear with mature trees and shrubs lining a gravel walkway and having a patio area for sitting out and enjoying the sun. The permitter to the road is marked with a mixed hedge.

## Parking

Immediately outside of the integral garage with enough room for parking multiple vehicles.

## AML Disclosure

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £30 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

# Floorplan





HUNTERS



HUNTERS



HUNTERS



HUNTERS



HUNTERS



HUNTERS



HUNTERS



HUNTERS



**HUNTERS**

### Energy Efficiency Graph

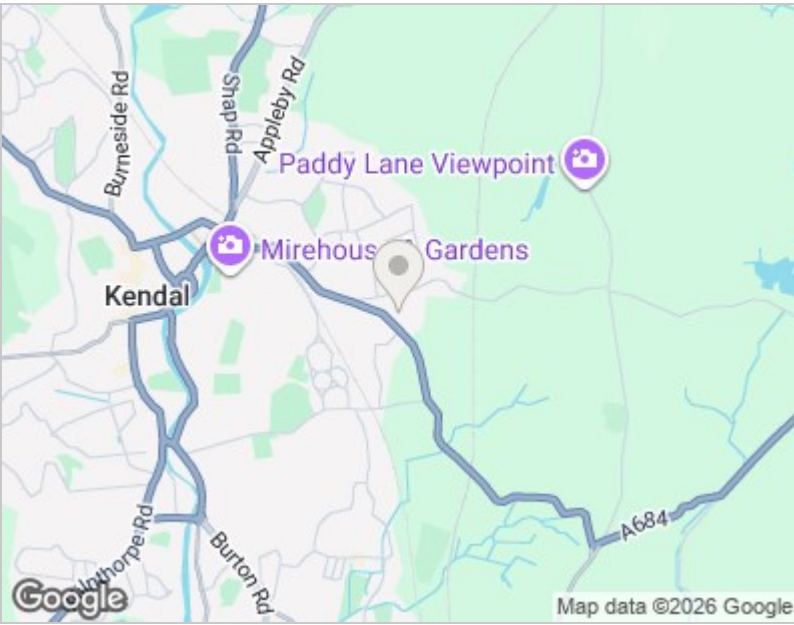
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp;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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

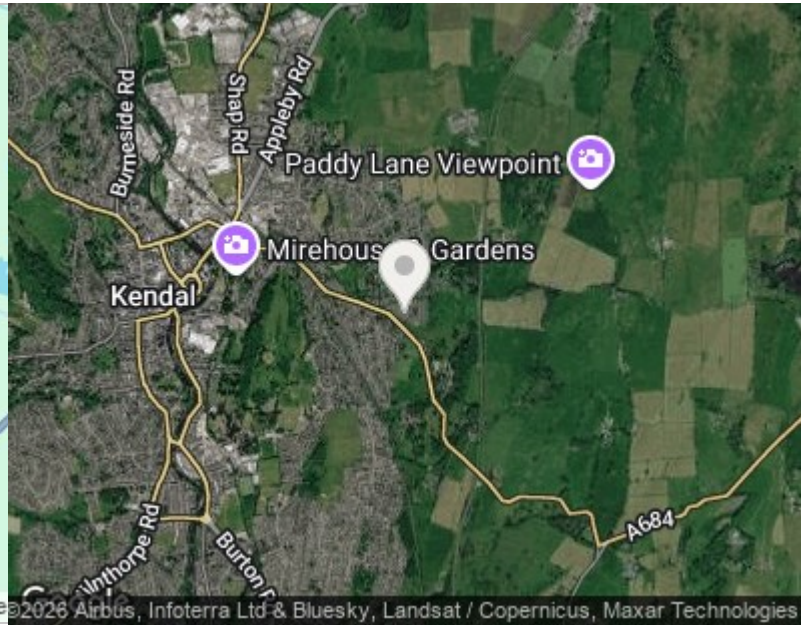
### Viewing

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





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.

86 Highgate, Kendal, LA9 4HE  
Tel: 01539 816399 Email: [kendal@hunters.com](mailto:kendal@hunters.com)  
<https://www.hunters.com>

