

# HUNTERS®

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## Wintergreen Close

Kendal, LA9 7FN

Guide Price £385,000

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Council Tax: E



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# 8 Wintergreen Close

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## Entrance Hallway

Upon entering the property, you are welcomed into a spacious hallway offering ample scope for additional cupboard storage, ideal for shoes and coats. The area is filled with natural light from a large staircase window, creating a bright and inviting first impression. Further practical storage is provided by a built-in cupboard beneath the staircase, perfect for housing household items such as a vacuum cleaner.

## Kitchen

The kitchen is elegantly appointed with oak-style base and wall cabinetry, complemented by speckled work surfaces and a stainless-steel sink with drainer. Integrated and freestanding appliances include a gas hob with canopy extractor, electric oven and fridge freezer. Additional features include plumbing for a washing machine, a Worcester boiler discreetly housed within a wall cupboard, ambient under-unit lighting, ceiling illumination and a radiator.

## Reception Room

Accessed from the hallway, the reception room is a generously proportioned space, ideal for cosy evenings. Double-glazed sliding doors open directly onto the garden, allowing an abundance of natural light to flood the room, further enhanced by additional double-glazed windows.

## Bedroom One

Accessed from the first-floor landing, Bedroom One is a well-proportioned and inviting double bedroom, offering excellent space for a double bed, fitted or freestanding wardrobes and additional cupboard storage. The room benefits from two Velux rooflight windows which flood the space with natural light,

creating a bright and airy atmosphere throughout the day.

## Ensuite

Accessed from Bedroom One, the en suite is fitted with a frosted double-glazed window to the side elevation, providing both natural light and privacy. The suite comprises a fully enclosed shower cubicle, pedestal wash hand basin and WC. Complementary wall tiling enhances the space, alongside a radiator, recessed downlighting and an extractor fan for ventilation.

## Bedroom Two

Accessed from the hallway, Bedroom Two is a well-proportioned double bedroom offering ample space for a bed, wardrobes and additional storage. The room benefits from double-glazed windows overlooking the rear elevation of the property, allowing plenty of natural light to enhance the space.

## Bathroom

Accessed from the hallway, the bathroom features a frosted double-glazed window to the side elevation, providing natural light while maintaining privacy. The room is fitted with a fully tiled double shower enclosure, pedestal wash hand basin and WC. Additional features include recessed downlighting, a radiator and an extractor fan.

## Bedroom Three

Accessed from the hallway, Bedroom Three is a well-proportioned double bedroom offering space for wardrobes and additional storage. Double-glazed windows to the front elevation allow an abundance of natural light to fill the room, creating a bright and comfortable atmosphere.

## Garden

The rear garden is attractively arranged over two levels, featuring a lawn and patio area adjoining the property, ideal for outdoor dining and entertaining. A decked walkway leads to the lower lawn, where a garden shed and charming summerhouse are situated. Sleeper-edged borders are thoughtfully planted with acers and ornamental shrubs.

## Parking

The property benefits from a block-paved driveway providing off-road parking for two vehicles, complemented by a detached single garage offering secure parking or additional storage.

## 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.

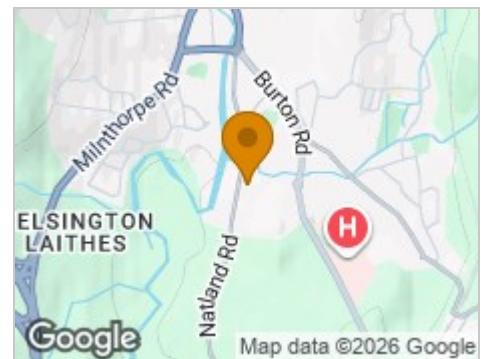
## Road Map



## Hybrid Map



## Terrain Map



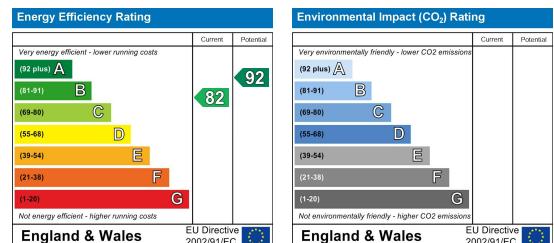
## Floor Plan



## 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.

## Energy Efficiency Graph



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.