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Endmoor, Kendal, LA8 0EW

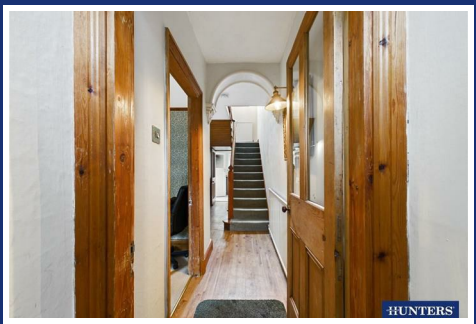
Guide Price £440,000

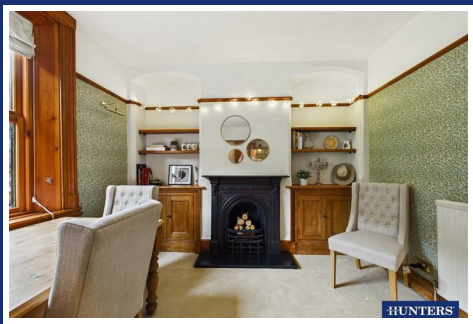
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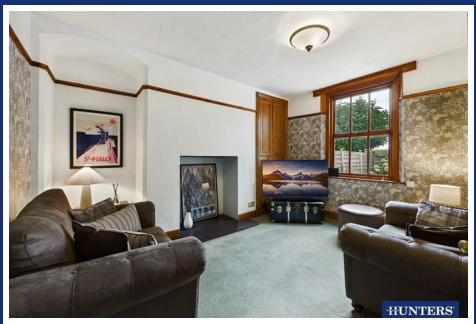
- Four Bedroom End Terraced Property
- Spacious Beautiful Gardens
- No Chain
- Double Glazed Throughout
- Council Tax Band
- Ideal Family Home
- Two Reception Rooms
- Private Parking Spaces Available
- Large Spacious Basement
- EPC D

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Guide Price £440,000







A beautiful four bedroom end terraced, ideal for a family home located in a row of cottages outside of Endmoor, if you are looking for a rural location but close to Kendal this is perfect for you. The property benefits with double glazed windows, a large spacious garden and plenty of parking.

The accommodation comprises of; Entrance hall, living room, dining room, a ground floor wet room, large basement, whilst to the first floor you will find two double bedrooms and the family bathroom, then rising to the second floor there is a large third bedroom with an ensuite wc and the fourth bedroom. Outside there are spacious gardens, including a built in pond and one being a growing fruit and vegetable patch which is great for those who love gardening.

Endmoor is a small, traditional South Lakeland village, roughly 5 miles south-east of Kendal, sitting close to the A65. It has a distinctly rural feel while being remarkably convenient for Kendal, the M6, the wider Lake District and main transport routes. . The cottages sit amongst older properties and open countryside, giving it much more of a rural hamlet/village character.

Entrance
Stepping through the front door leads you to an attractive hallway with archways to add character. From here you have access to the living room, dining room, kitchen and the stairs leading to the first floor.

Dining Room
A spacious dining room which could alternatively be another reception room, there is an attractive feature fire surround with an open fireplace and built in cupboards to put away storage. A window looking out onto the front elevation where you will find the patio.

Living Room
This is a bright room taking in sunlight from the large window from the back elevation. There are wooden built-in storage cupboards to put away storage.

Kitchen
As you enter through to the kitchen you will find a range of bespoke drawer units with complimentary work tops, a built-in belfast sink unit, an attractive electric range cooker with part tiled flashback. There is space for a dishwasher and fridge to be fitted in and a back door for access to the gardens.

Wet Room
A useful downstairs wet-room comprising of a shower head, a contemporary white WC and a white hand wash basin.

First Floor Landing
Accessed via the stairs rising from the entrance hall, the turning staircase leads to the landing and access to all the first floor accommodation.

Bedroom One
All bedrooms have attractive wooden flooring, the first room is a double bedroom looking out onto the rear of the property where you can see the beautiful views ahead with plenty of space to accommodate furniture.

Bedroom Two
The second room is a double and looks out to the front of the property, there is a built in alcove with shelves.

Bathroom
A modern bathroom with an attractive three-piece suite in white comprising of a walk in glass shower, a contemporary WC, a wash-hand basin set above a useful vanity unit complimented by being part tiled and a heated towel rail.

Second Floor Landing
Accessed via the stairs rising the first-floor landing the turning staircase leads to the landing and access to all the second floor accommodation.

Bedroom Three
A spacious double bedroom with an attractive skylight and beams to compliment the room.

Ensuite WC
Leading from bedroom three, the ensuite has a white WC and a white hand-wash basin. There is a skylight to add natural light and original beams.

Bedroom Four
A single bedroom looking out onto the side elevation of the property, with beams to compliment the room.

Basement
A large spacious basement which are presently been used as a laundry room and office, ideal for those with hobbies or for further living space if required.

Gardens
To the rear of the property is a stone flagged patio seating area accessed from the kitchen which leads to a further pebbled garden and planted border with an attractive pond surrounded by a decorative stone detailing. There are timber sheds and planted areas to compliment the area. To the side of the property is a further large garden which contains a lawn area with planted borders to the front and side contained within a further stone built boundary. To the front corner of this garden is a wooden pagoda and seating area while there is further access through an open archway leading to a large fruit and vegetable plot and storage shed.

Parking
There is a private driveway with space for two/three vehicles.

Agents Note
Please note this property has a septic tank, contact agent for more details. We are led to believe this is a non standard construction as part of the construction is done with concrete.

AML Disclosure
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £40 (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


Basement
10'0" x 12'3"
3.06 x 3.75 m
5'1" x 12'10"
1.56 x 3.92 m
13'0" x 9'9"
3.99 x 2.98 m
Floor -1
Kitchen
15'4" x 7'0"
4.69 x 2.15 m
Wetroom
5'1" x 5'2"
1.57 x 1.59 m
Living Room
10'1" x 13'3"
3.08 x 4.05 m
Hallway
5'4" x 13'2"
1.64 x 4.03 m
Hallway
2'7" x 3'10"
0.81 x 1.18 m
Hallway
3'1" x 6'10"
0.94 x 2.09 m
Dining Room
12'9" x 10'7"
3.90 x 3.25 m
Entry
3'2" x 3'8"
0.97 x 1.12 m
Ground Floor
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Approximate total area(1)
1580 ft²
146.8 m²
Reduced headroom
18 ft²
1.7 m²
Bedroom One
11'1" x 13'4"
3.39 x 4.08 m
Landing
5'4" x 7'11"
1.64 x 2.43 m
Hallway
5'10" x 3'7"
1.78 x 1.11 m
Bedroom Two
9'1" x 10'8"
2.78 x 3.26 m
Bathroom
7'5" x 6'8"
2.27 x 2.07 m
Bedroom Three
10'11" x 13'2"
3.34 x 4.02 m
Landing
5'5" x 8'1"
1.65 x 2.47 m
En-Suite WC
8'1" x 10'9"
2.48 x 3.29 m
Bedroom Four
8'3" x 10'10"
2.52 x 3.31 m
S
E
W
N
(1) Excluding balconies and terraces
Reduced headroom
Below 5 ft/1.5 m
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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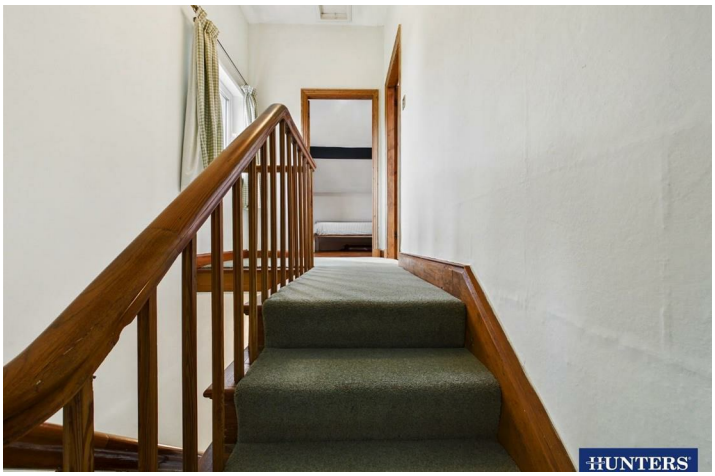

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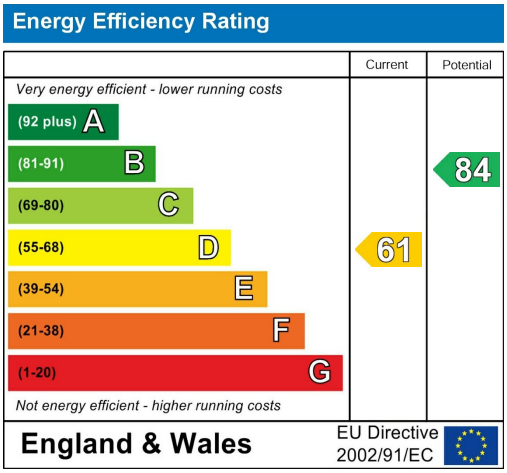


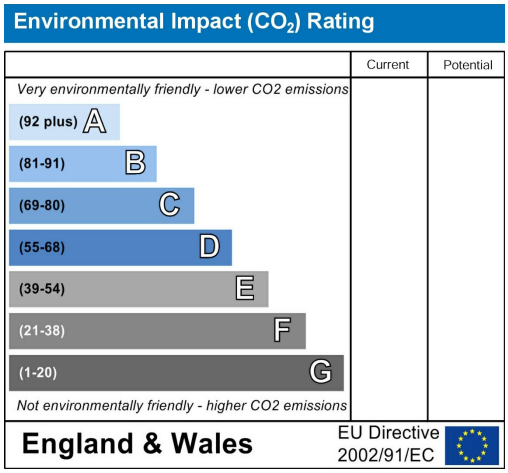






Energy Efficiency Graph





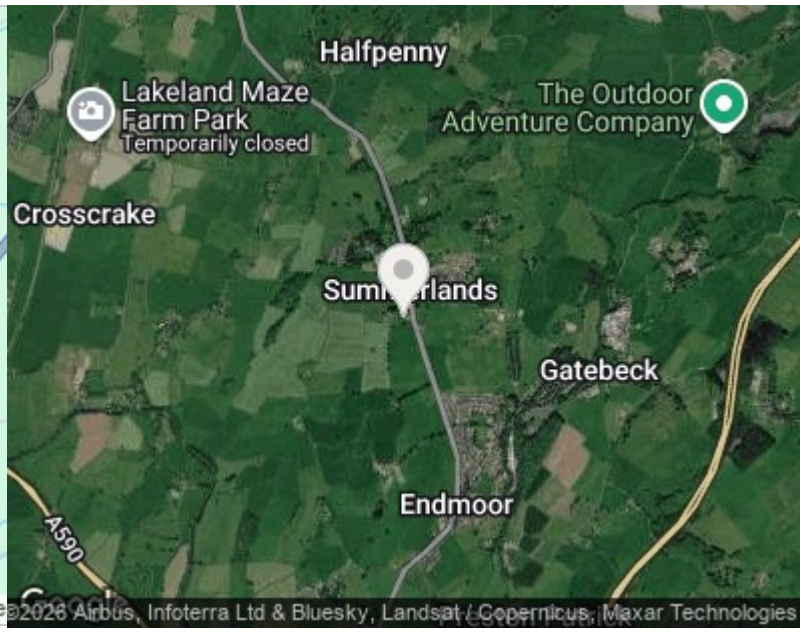
Viewing

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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The Property Ombudsman