



44 Lingmoor Rise, Kendal  
£365,000



## 44 Lingmoor Rise

Kendal

This link detached bungalow is set within a desirable and well established area of Kendal, offering comfortable single level living in a highly convenient location. Kendal is a thriving market town on the edge of the Lake District National Park, known for its mix of independent shops, cafés, restaurants and historic charm, all surrounded by beautiful rolling fells. The property benefits from easy access to local schools, transport links and the town centre, while the M6 motorway is just a short drive away, making it ideal for commuters or those looking to enjoy both town and countryside living.

Inside, the property is beautifully presented with lovely finishes throughout. The modern fitted kitchen features a breakfast bar island, creating a practical and sociable space for everyday living. The open plan living and dining area feels bright and welcoming, enhanced by built-in bench seating and patio doors that open directly onto the garden, allowing natural light to flow through. There are three well proportioned bedrooms, including a principal bedroom with fitted wardrobes and an en suite shower room. A contemporary family bathroom completes the internal accommodation, all finished to a high standard.

Externally, the enclosed rear garden offers a pleasant mix of lawn and decking, providing space for relaxing, entertaining or enjoying the warmer months. The garden layout complements the indoor living space, creating a seamless connection between house and garden. A driveway provides off street parking, and the garage offers additional storage or workspace, adding to the practicality of this well appointed bungalow.

- Well presented link detached bungalow set within a desirable area of Kendal
- Stylish interiors with lovely finishes throughout
- Modern fitted kitchen featuring a breakfast bar island, perfect for everyday living and entertaining
- Spacious open plan living and dining area with built in bench seating adding character and practicality
- Patio doors opening onto the garden, creating a seamless indoor outdoor flow
- Three well proportioned bedrooms, including a principal bedroom with fitted wardrobes and en suite shower room
- Contemporary family bathroom finished to a high standard
- Garage and driveway parking providing convenience and additional storage
- Enclosed rear garden with lawn and decking area, ideal for relaxing or hosting
- Excellent location with easy access to schools, transport links, Kendal town centre, the M6 motorway and the Lake District National Park





## ENTRY

7' 1" x 4' 0" (2.15m x 1.22m)

## KITCHEN / LIVING AREA

29' 6" x 19' 8" (8.98m x 5.99m)

## HALLWAY

7' 5" x 4' 8" (2.25m x 1.43m)

## BEDROOM

10' 11" x 7' 4" (3.34m x 2.24m)

## HALLWAY

6' 10" x 3' 9" (2.09m x 1.14m)

## BATHROOM

8' 7" x 6' 4" (2.62m x 1.94m)

## BEDROOM

11' 7" x 9' 7" (3.53m x 2.92m)

## BEDROOM

15' 11" x 11' 3" (4.84m x 3.44m)

## SHOWER ROOM

8' 10" x 3' 11" (2.68m x 1.20m)

## GARAGE

18' 8" x 10' 1" (5.69m x 3.08m)



## SERVICES

Mains electric, mains gas, mains water, mains drainage

**EPC RATING: D**

**COUNCIL TAX BAND currently Band: D**

**TENURE: FREEHOLD**

**DIRECTIONS:** From Parkside Road, turn onto Valley Drive and continue ahead until reaching the mini roundabout. At the roundabout, turn onto Lingmoor Rise and follow the road, passing Mayfield Drive on your right. Continue a short distance and turn left into the cul-de-sac, where number 44 is located.

**WHAT3WORSS:** [://elder.cats.note](http://elder.cats.note)

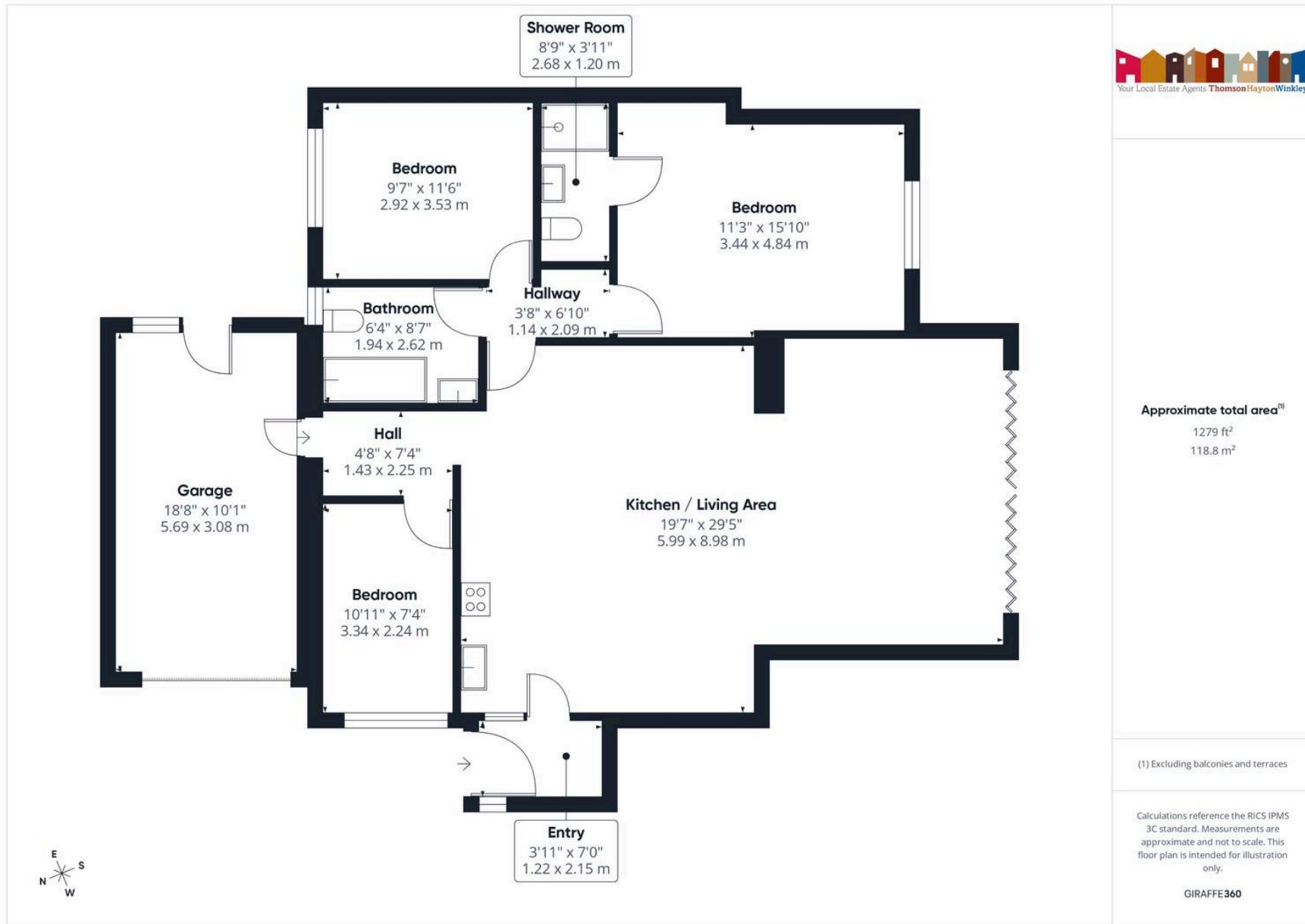
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