

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



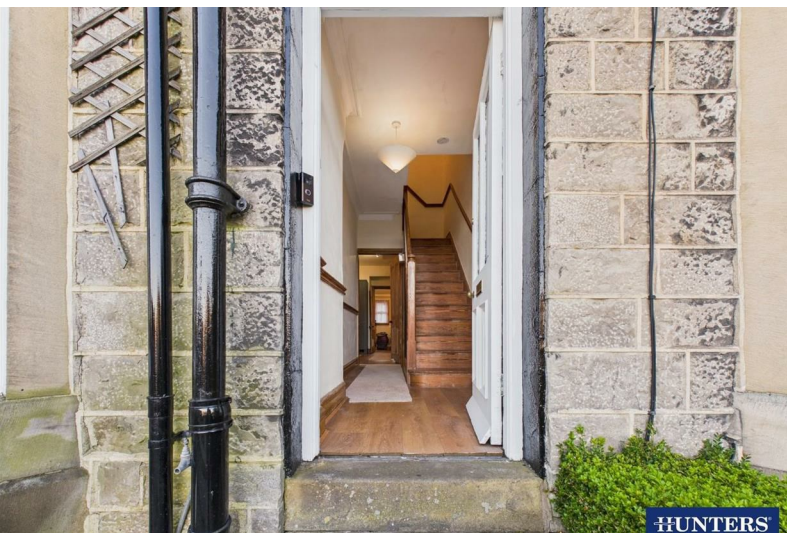
## Windermere Road

Kendal, LA9 4QJ

Guide Price £300,000



Council Tax: C



# 26 Windermere Road

Kendal, LA9 4QJ

Guide Price £300,000



## Entrance hallway

As you step through the front door, you're greeted by a bright and inviting hallway that sets the tone for the rest of the home. From here, you can move into the cozy reception room, the spacious kitchen/diner, or ascend the staircase to the upper floor. The hallway also offers a practical opportunity to incorporate a built-in storage cupboard which is an ideal spot to tuck away shoes, coats, and everyday essentials, keeping the space tidy and welcoming.

## Reception Room

Accessed from the hallway, you step into a generously proportioned reception room that immediately exudes warmth and character. A charming open fire creates an inviting focal point, perfect for cozy evenings. The impressive bay window floods the room with natural light while providing an outlook over the front garden and breath taking views of the hills beyond.

## Kitchen/Diner

Accessed from the hallway, you enter into the newly modernised WREN kitchen—a contemporary and inviting space fitted with a stylish selection of wall, base, and drawer units, all complemented by attractive worktops that combine practicality with charm. The kitchen is equipped with a quality of integrated appliances, including an oven, electric hob with overhead extractor fan, single drainer sink unit, and a fitted fridge freezer.

In addition to the generous worktop space, there is a breakfast bar that provides extra seating as well as a convenient area for food preparation. The room also offers ample space for a four-seater dining table, along with adding extra cupboard storage to keep the space organised and clutter-free.

## Bedroom One

Accessed from the landing, Bedroom One is a well-proportioned double room that can comfortably accommodate a double bed, a wardrobe, and additional drawers for extra storage. Windows overlooking the rear elevation of the property allow natural light to fill the space.

## Bedroom Two

Accessed from the landing, Bedroom Two again is a well-proportioned double room that can comfortably accommodate a double bed, a wardrobe, and additional drawers for extra storage. Windows overlooking the front elevation of the property allow natural light to fill the space and looking over at the beautiful views ahead.

## Bedroom Three

Accessed from the landing, Bedroom Three is the smallest room in the property. It can accommodate a small single bed and benefits from a built-in storage cupboard, ideal for clothes and additional belongings. The room features a window overlooking the rear elevation of the property.

## Bedroom Four/Office

Accessed from the kitchen, stairs lead down to the lower level where you will find Bedroom Four. This versatile room can be used as an additional bedroom or transformed into a dedicated home office. It offers enough space for a bed and a selection of drawers for storage, or alternatively, it can comfortably accommodate a work-from-home desk and office essentials. Its flexible layout makes it well-suited to a variety of lifestyle needs.

## WC

Accessed on the lower ground floor, you will find the WC, fitted with a white toilet and hand wash basin.

## Bathroom

Accessed from the landing, you enter the newly modernised bathroom, beautifully fitted with a contemporary three-piece suite. It features a bathtub with an overhead shower, enhanced by stylish white tiling, along with a pedestal hand wash basin and a heated towel rail, adding both comfort and practicality to the space.

## Rear Porch/Utility Area

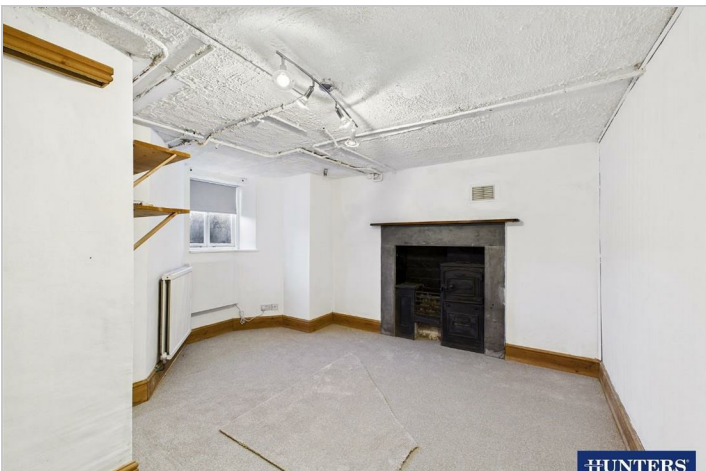
A good space for jackets/boots and storage for prams.

## Gardens

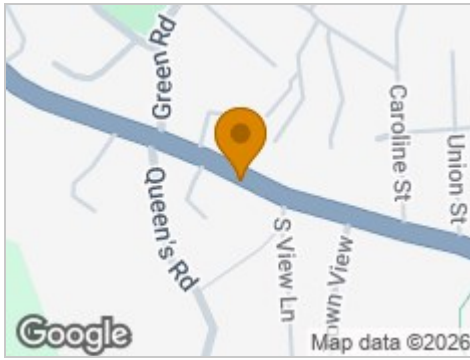
To the front of the property lies an open lawn garden with mature shrubs, where you will see the beautiful views ahead. To the rear, an enclosed paved patio provides an inviting and sheltered retreat, this is ideal for relaxed summer evenings, beautifully complemented by thoughtfully arranged outdoor furniture.

## 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



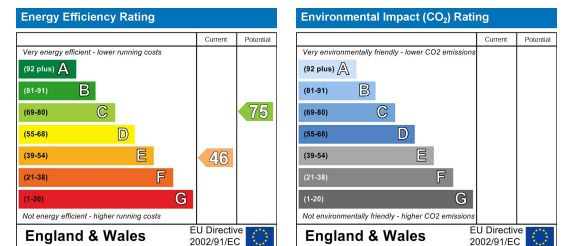
## Floor Plan



## 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.