

# HUNTERS®

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## Queens Place

LA9 4PJ

Offers Over £500,000

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Council Tax: E



# 2 Queens Place

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## Entrance Hallway

As you enter through the beautiful large front door, you're welcomed into a hallway showcasing stunning high ceilings, this is the main entrance from Queens Place with the kitchen and dining room downstairs on the ground floor where there is access to the rear garden.

## Lounge

Accessed from the hallway, the lounge room features large picture windows that flood the space with natural light. You'll also notice original woodwork detailing around the traditional fireplace, adding character and charm to the room.

## Cloakroom

Accessed from the hallway, the cloakroom offers a convenient space to hang coats, store shoes, and accommodate additional storage. A practical and tidy solution for keeping the entranceway organised.

## Living Room

Accessed from the first-floor landing, the living room showcases original woodwork features and a gas fireplace, creating a warm and cosy atmosphere. The space is filled with natural light thanks to large bay windows, which frame breath-taking views over the town and surrounding fells from the rear elevation.

## Kitchen

Accessed on the ground floor, the kitchen features a range of wall, base, and drawer units, along with decorative shelving, all complemented by a worktop and part-tiled splashback. It includes an integrated oven with grill above, a separate integrated hob, and two glass windows that allow natural light to fill the space. The kitchen would benefit from updating and looking more modern which it does have full potential for.

## Dining Room

Accessed from the ground floor, the dining room features an original fireplace and large double picture windows that overlook the rear elevation of the property, offering views of the beautiful garden and surrounding landscape. This spacious room comfortably accommodates an eight-seater dining table with chairs.

## Storage Room

Located on the ground floor beneath the stairs, there is a small storage room that currently has a chest freezer in and is perfect to put storage items in.

## Bedroom One

Accessed from the second-floor landing, Bedroom One is a generously sized room featuring large built-in wardrobes that provide ample storage. There's plenty of space for a double bed and bedside tables. A large picture window looking out onto the back elevation offers pleasant views, filling the room with natural light.

## Bedroom Two

Accessed from the second-floor landing, Bedroom Two is a spacious room with ample space for a large double bed, double wardrobes, and additional storage. Large double windows to the front elevation flooding the room with natural light and offer a pleasant outlook.

## Bedroom Three

Accessed from the second-floor landing, Bedroom Three offers space for a single bed and a wardrobe. A window to the front elevation provides natural light and a pleasant outlook.

## Bathroom

Accessed on the second-floor landing. The bathroom

which comprises of a tiled walk-in shower with a pedestal sink unit and WC completed with part tile walls, with a frosted window to the back elevation.

#### Bedroom Four

Accessed from the third-floor landing, Bedroom Four offers a spacious layout with ample room for a double bed, wardrobe, and additional furnishings. Large open windows fill the room with natural light and provide stunning views of the surrounding hills, creating a bright and serene atmosphere.

#### Walk-In Wardrobe

Accessed on the third-floor landing. The walk in wardrobe has space for storage items for clothes and shoes or the room does have potential to be another bathroom.

#### Bedroom Five

Accessed from the third--floor landing, Bedroom Five offers a spacious layout with ample room for a double bed, wardrobe, and additional furnishings. Large open windows looking out onto the front elevation fill the room with natural light creating a bright and serene atmosphere.

#### Coal Cellar

Accessed on the ground floor. The coal cellar this is a

room that does have potential for conversion to be a bathroom/downstair WC subject to planning.

#### Gardens

Accessed from the ground floor, you step through a large door onto the garden terrace, facing the rear elevation of the property. From the patio area, you can enjoy magnificent views, with ample space to add deck chairs for relaxing. The landscaped garden offers generous outdoor space for planting or entertaining, and a stone shed is conveniently located at the bottom of the garden.

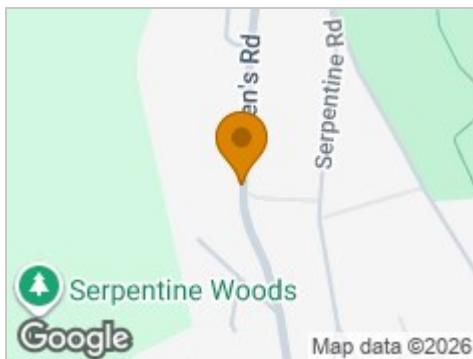
You also have a small area of garden on the front elevation of the property.

#### Parking

Ample resident parking available, permit included.



## Road Map



## Hybrid Map



## Terrain Map



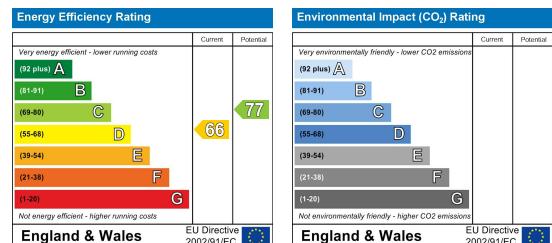
## Floor Plan



## 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.