



Kendal

£325,000

27 Westwood Avenue

Kendal

Cumbria

LA9 5BB

This spacious extended three bedroom detached bungalow is quietly situated in a small private cul-de-sac, on a large corner plot that enjoys panoramic views to the rear over the town encompassing Kendal castle, the Howgills to the east and Farleton Knott and the fells beyond to the south.

The living space is well planned with a breakfast kitchen, dining room and sun room, large living room, three bedrooms and a bathroom. The property has the benefit of double glazing to the majority of windows and gas central heating. Completing the picture is an attached garage, plenty of parking and easy to manage gardens.

Property Ref: K6332





Kitchen



Sun Room

Location: Leaving Kendal on Milnthorpe Road, turn right into Vicarage Drive just before Kendal College. Proceed up Vicarage Drive, take the first turning left onto Westwood Avenue following the road up, bearing left into the cul-de-sac, number 27 is then found on your left hand side. Immediately to the rear is an area of open grassland which slopes down to the playing fields of Vicarage Park CE School.

The property is just a short walk away from both the primary school and the high-performing Kendal College at the bottom of Vicarage Drive. Kendal is also home to two well-regarded secondary schools, Kirkbie Kendal School and The Queen Katherine School. The town centre boasts a library, supermarket, churches, banks and medical practices as well as specialist artisan providers and independent traders. A leisure centre with swimming pool is located nearby, and The Brewery Arts Centre is a well renowned venue for theatre, cinema, music and cultural events.

Accommodation with approximate dimensions:

Entrance Hall with aluminium double glazed door, pine panelled ceiling, radiator and useful deep doaks cupboard.

L Shaped Living Room 22' 2" x 12' 11 max" (6.76m x 3.94m) a pleasant room enjoying a dual aspect to the front and side gardens. Two double glazed windows, fireplace with polished mantle and hearth and gas fire. Coving to ceiling, two radiators and TV aerial point. Glazed panelled door to:

Dining Room 9' 9" x 9' 1" (2.97m x 2.77m) with coving to ceiling, radiator, double glazed window to sun room and glazed door to:

Breakfast Kitchen 15' 9" x 8' 8" (4.8m x 2.64m) with double glazed window overlooking the front garden and window to the rear sun room enjoying fine views across the town and surrounding countryside. Fitted with a range of wall and base units incorporating glazed display cabinets, complementary working surfaces, inset single drainer sink and mixer tap, part tiled walls and concealed down lights. Built in Moffat oven and grill, four ring gas hob with cooker hood and extractor over, plumbing for washing machine and dishwasher, telephone point and radiator. Pantry cupboard with wall mounted Valliant gas central heating boiler. Glazed door to:

Sun Room 13' 3" x 5' 5" (4.04m x 1.65m) single glazed windows with splendid views across the town to Kendal Castle, Benson Knott and The Helm. Radiator, built in cupboards and UPVC door to garden.

Inner Hall with radiator, access to roof space, telephone point and deep shelved airing cupboard with hot water cylinder.

Bedroom 1 12' 6" x 12' 5" (3.81m x 3.78m) with window enjoying



View from the rear garden

splendid views. Radiator and coving to ceiling.

Bedroom 2 9' 11" x 9' 3" (3.02m x 2.82m) with window enjoying splendid views. Radiator and coving to ceiling.

Bedroom 3 9' 9" x 9' 3" (2.97m x 2.82m) with window enjoying splendid views, radiator, telephone point and coving to ceiling.

Bathroom having a three piece coloured suite comprising; panel bath with Mira shower over, pedestal wash hand basin and low level WC. Complementary tiled walls, radiator and two UPVC double glazed windows. Radiator.

Outside: Attached Garage: 16' 0" x 9' 0" (4.88m x 2.74m) with up and over door, power, light and water. Window and door to garden. The drive way to the front provides ample off road parking for several cars.

The bungalow is situated on a large corner plot with gardens to the front, side and rear. The front and side are mainly laid to lawn with well stocked flower beds and borders. The rear garden adjoins an open space and again takes in the fine views across to the distant countryside. The garden has been paved for ease of maintenance and is of a good size with raised flower beds and is screened to one side by a mature hedge.

Services: mains electricity, mains gas, mains water and mains drainage.

Council Tax: Band D - South Lakeland District Council

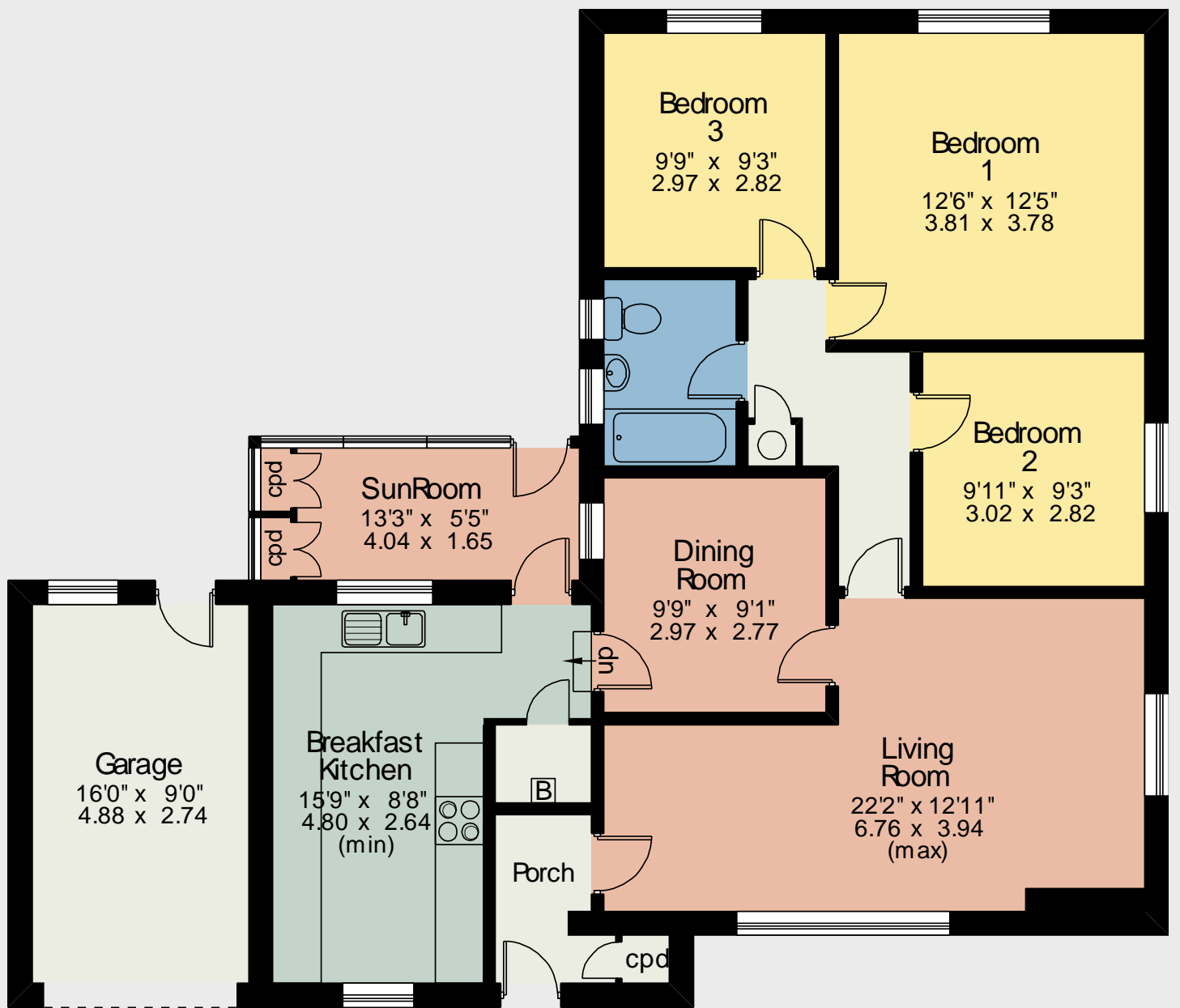


Bedroom 2

Tenure: Freehold

Viewings: Strictly by appointment with Hackney & Leigh - Kendal Office.

Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.



Approx GrossFloor Area = 1296sq. Feet
 = 120.16sq. Metres

For illustrative purposes only. Not to scale.

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