



Kendal

£375,000

7 Kent Park Avenue

Kendal

Cumbria

LA9 5JT

Don't just do a drive-by on this detached bungalow - call for a brochure or look on our website and check our floor plan. You will see what we measured and realise why you should come inside and be prepared to be pleased and we think quite surprised - that is of course if you are looking for much more space than you expect within a traditional modern bungalow.

The present owners have altered and extended the original layout - and besides having two good living rooms, three bedrooms, two bath/shower rooms and a fitted breakfast kitchen, you also get the garden - we think the garden is enough incentive on its own - the driveway provides level off road parking and the large attached garage completes the picture - an early appointment to view is recommended.

Property Ref: K6364





Living Room



Kitchen

Description: The bungalow stands on a wide level plot with a large attractive well tended south facing rear garden. The present owners have with care and attention to detail re-designed and improved the original layout into what now provides well planned spacious living space that is both generous and flexible with two living rooms, a fitted kitchen, a modern bathroom and three bedrooms, one with its own en-suite. Outside there is plenty of parking on the drive and an attached garage ideal for those with hobbies in mind or even the car. A home that is now ready to move into and enjoy - the next step is to come and view, we know you won't be disappointed!

Location: Situated on the southerly fringe of the Market Town of Kendal. The property can be found by leaving town on the Milnthorpe Road, proceed past the Stonecross Manor hotel on your right and take

the next left turning into Kent Park Avenue. At the junction with Bellingham Road proceed straight across and number seven can then be found on your right-hand side just before Riverbank Road. Kent Park Avenue is situated close to a bus route providing a regular service into Kendal and offers easy access to the Kendal By-Pass.

Accommodation (With Approximate Dimensions)

Entrance Hall with UPVC double glazed door, radiator, fitted cupboard. Door leading to;

Living Room 22' 1 max" x 12' 10" (6.73m x 3.91m) A pleasant room overlooking the front and side gardens with two UPVC double glazed windows. Coving to ceiling, two radiators, polished hearth and fitted gas fire. TV aerial point.

Breakfast Kitchen 14' 7" x 10' 10" (4.44m x 3.3m) With two UPVC double windows and part glazed door to the garden. Fitted with an attractive range of soft close wall and base units, complementary granite worktops with inset stainless-steel sink, co-ordinating part tiles walls and breakfast table. Kitchen appliances include a built in Neff double oven, Candy 4 ring electric hob with cooker hood and extractor over, integrated fridge and fridge freezer. Radiator.

Pantry With shelving and light.

Inner Hall With loft hatch access, radiator.

Dining Room 17' 7" x 10' 0" (5.36m x 3.05m) With UPVC double glazed window to the front, radiator.



Bedroom One

Bedroom One 12' 6" x 11' 6" (3.81m x 3.51m) A good double bedroom overlooking the rear garden, UPVC double glazed window and radiator. Fitted wardrobes and matching drawers.

Ensuite Shower Room - with UPVC double glazed window and complementary part tiled walls. Fitted furniture with wash hand basin and WC, large walk-in panelled shower cubicle. Ladder radiator, extractor fan and warden system.

Bedroom Two 12' 6" x 12' 4" (3.81m x 3.76m) With a UPVC double glazed window overlooking the rear garden, radiator. Fitted bedroom furniture comprises; wardrobes, matching chest of drawers and dressing table.

Bedroom Three 9' 5" x 9' 1" (2.87m x 2.77m) Currently in use as a second sitting room with UPVC double glazed patio doors to the rear garden. TV aerial point, radiator.

Bathroom A three-piece suite comprises; panelled bath with electric shower over, pedestal hand wash basin and low WC. Extractor fan, radiator and UPVC double glazed window to the rear.

Outside Attached Garage - 16' 10" x 9' 0" (5.13m x 2.74m) with electric up and over door, power and light. Fitted with base units and worktops. Plumbing for washing machine and space for dryer. Wall mounted Viessmann gas boiler. UPVC double glazed window to the rear.

To the front of the garage is a level brick paved driveway providing ample off-road parking.

The bungalow enjoys well-tended gardens, the front and side with lawn and planted borders. Secure gated side access leads round to the large



Bedroom Two

private enclosed south facing garden, with sheltered patio areas, mature hedging, lawns and well stocked flower beds and borders. Large timber garden shed/workshop with power and light, one greenhouse with power and light and a garden shed.

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

Council Tax South Lakeland District Council - Band

Tenure Freehold

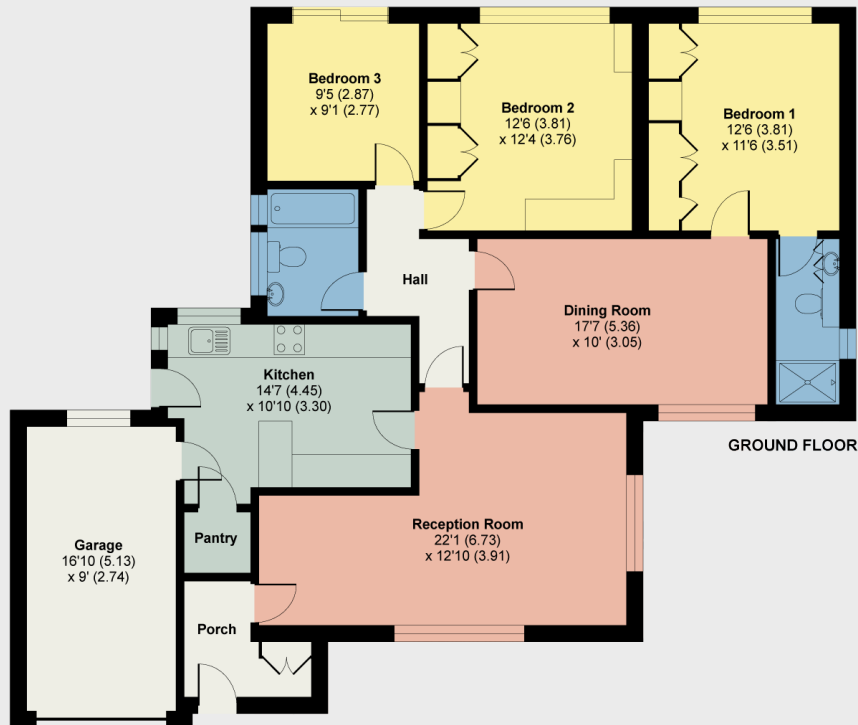
Viewing Strictly by appointment with Hackney & Leigh - Kendal Office

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

Kent Park Avenue, Kendal, LA9

Approximate Area = 1375 sq ft / 127.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©n/checom 2021. Produced for Hackney & Leigh REF: 718496

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