



28 Fowl Ing Lane, Kendal
Asking Price £240,000

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Thomson Hayton Winkley



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A well presented semi detached house pleasantly located in a popular residential area within the market town of Kendal. Having a sitting room, modern kitchen with pantry, dining room/conservatory, two bedrooms, with one having an en suite, bathroom, patio, gardens and ample parking.







A well proportioned semi detached house situated in a popular residential area within the market town of Kendal. Located within level walking distance of the towns amenities and conveniently placed for the supermarkets, retail park, Castle Park primary school and Queen Katherine secondary school, public transport services and both Kendal railway station and the mainline station at Oxenholme. The property is within easy reach of both the Lake District and Yorkshire Dales National Parks and road links to junctions 36 and 37 of the M6.

The well presented accommodation briefly comprises entrance hall, sitting room, modern kitchen and dining room/conservatory to the ground floor and two bedrooms, with one having an en suite shower room, and a bathroom to the first floor. The property benefits from double glazing and gas central heating and is offered for sale with no upper chain.

Outside offers attractive, low maintenance gardens, a paved patio and substantial driveway parking.

GROUND FLOOR

ENTRANCE HALL

7' 9" max x 4' 1" max (2.37m x 1.27m)

Double glazed door, radiator.



SITTING ROOM

14' 5" max x 12' 5" max (4.40m x 3.80m)

Double glazed window, radiator, living flame gas stove to feature fireplace, oak flooring.

KITCHEN

18' 9" x 8' 2" (5.72m x 2.49m)

Natural light from dining room, radiator, good range of base and wall units, stainless steel sink, space for range cooker with stainless steel splashback and extractor hood over, integrated fridge, freezer and dishwasher, built in washing machine and tumble dryer, tiled splashbacks, recessed spotlights.



PANTRY

4' 10" max x 4' 10" max (1.48m x 1.48m)

Double glazed window, light and power, fitted shelving.

DINING ROOM/CONSERVATORY

15' 8" max x 8' 8" max (4.80m x 2.65m)

Double glazed French doors to garden, double glazed windows, UPVC roof, two radiators, wall lights.





FIRST FLOOR

LANDING

4' 4" max x 2' 9" max (1.33m x 0.86m)

Double glazed window, loft access.

BEDROOM

18' 4" max x 12' 5" max (5.60m x 3.81m)

Two double glazed windows, two radiators, recessed spotlights.

EN SUITE

7' 1" max x 5' 10" max (2.17m x 1.78m)

Heated towel radiator, three piece suite in white comprises W.C., wash hand basin to vanity and fully tiled shower cubicle with thermostatic shower, recessed spotlights, extractor fan, tiling to walls and floor.

BEDROOM

9' 0" max x 8' 2" max (2.75m x 2.49m)

Double glazed window, radiator.

BATHROOM

9' 4" max x 5' 1" max (2.86m x 1.55m)

Double glazed window, heated towel radiator, three piece suite in white comprises W.C., wash hand basin and bath with mixer shower, recessed spotlights, partial tiling to walls, tiled flooring.

OUTSIDE

The front of the house has an attractive low maintenance gravelled garden with a well stocked bed and border. There is substantial driveway parking to the side of the property and the rear garden includes a paved patio, lawn, power point and water supply and a storage shed.

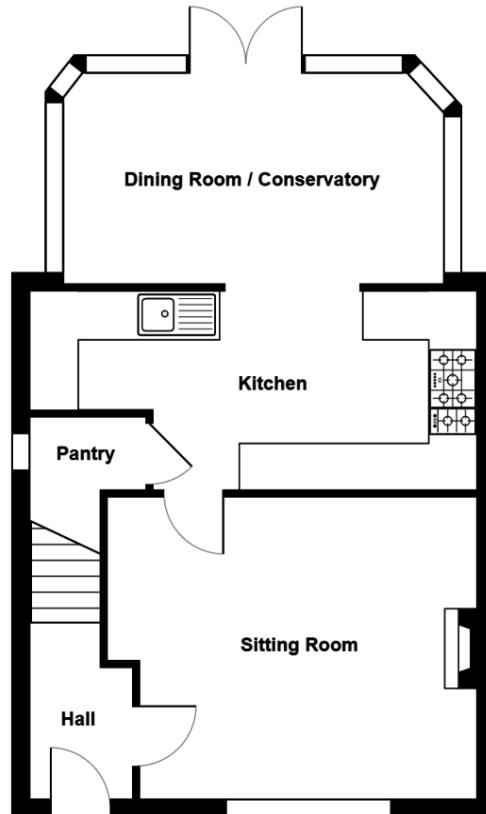
SERVICES

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

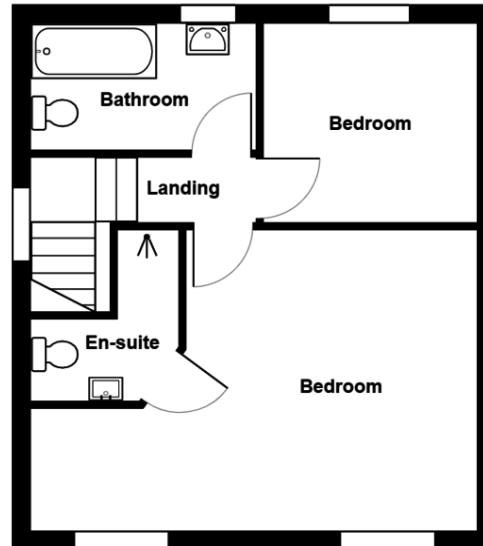
COUNCIL TAX BANDING

Currently Band C as shown on the Valuation Office website.



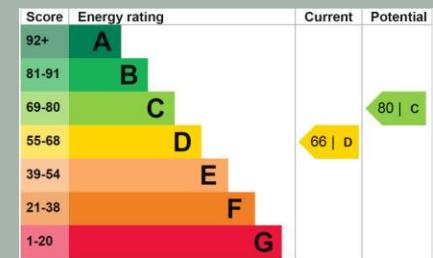


Ground Floor



First Floor

28 Fowl Ing Lane, Kendal
Total Area: 84.9 m² ... 914 ft²
For illustrative purposes only - not to scale.
The position and size of features are approximate only.
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DIRECTIONS

From our Kendal office turn right on to Sandes Avenue and proceed along the A6 taking the first exit at the mini roundabout and passing under the railway bridge. Upon reaching the Duke of Cumberland public house turn right into Appleby Road and continue to turn right in to Fowl Ing Lane where number 28 is clearly marked on the right.

Important Notice

Whilst every care has been taken in the preparation of these particulars, all interested parties should note: (i) the descriptions and photographs are for guidance only and are not a complete representation of the property; (ii) plans are not to scale, are for guidance only and do not form part of a contract; (iii) services and any appliances referred to have not been tested, and cannot be verified as being in working order; (iv) no survey of any part of the property has been carried out by the vendor/lessor or Thomson Hayton Winkley Estate Agents; (v) measurements are approximate and must not be relied upon and have been taken using a laser measuring device. For convenience an approximate imperial equivalent is also given; (vi) any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or any other consent has been obtained. A purchaser/lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct; (vii) nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within a subsequent agreement; (viii) please contact the Agents before travelling any distance or viewing properties to check availability and confirm any point which may be of particular importance. THW Estate Agents Ltd is a separate legal entity to the solicitors firm of Thomson Hayton Winkley Ltd which has a different ownership (although some of the owners are the same). Clients of THW Estate Agents Ltd do not have the same protection as those of Thomson Hayton Winkley Ltd.

Your Local Estate Agents
Thomson Hayton Winkley



www.thwestateagents.co.uk

Kendal Office
112 Stricklandgate
Kendal
T. 01539 815700
E.kendal@thwestateagents.co.uk

Windermere Office
25b Crescent Road
Windermere
T. 015394 47825
E.windermere@thwestateagents.co.uk

Grange-over-Sands Office
Palace Buildings
Grange-over-Sands
T. 015395 33335
E.grange@thwestateagents.co.uk

Kirkby Lonsdale Office
29 Main Street
Kirkby Lonsdale
T. 015242 71999
E.kirkby@thwestateagents.co.uk

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