



38 Wordsworth Drive, Kendal
Asking Price £300,000

Your Local Estate Agents
Thomson Hayton Winkley



www.thwestateagents.co.uk

An appealing link detached bungalow with views towards Scout Scar pleasantly located in a popular residential area within the market town of Kendal. Having a sitting/dining room, kitchen, three bedrooms, a bathroom, double glazing, gas central heating, gardens, garage and driveway parking.







38 WORDSWORTH DRIVE

A well proportioned detached bungalow with far reaching views towards Scout Scar situated within a popular residential area on the south side of the market town of Kendal. The bungalow is conveniently placed for the local convenience store and bus routes to the town centre and offers easy access to the many amenities available both in and around the town, road links to the M6 and the mainline railway station at Oxenholme.

The accommodation, which would benefit from being updated cosmetically, briefly comprises entrance hall, sitting/dining room, kitchen, three bedrooms and a bathroom. The bungalow benefits from double glazing and gas central heating and is offered for sale with no upper chain.

Outside offers well presented gardens to the front and rear, a garage and ample driveway parking.

ENTRANCE HALL

19' 10" max x 5' 5" max (6.07m x 1.66m)

Double glazed door with adjacent double glazed window, built in airing cupboard housing hot water cylinder, built in cloaks cupboard, built in storage cupboard.

SITTING/DINING ROOM

15' 1" max x 13' 0" max (4.60m x 3.97m)

Double glazed bay window, double glazed window, radiator, wall mounted gas fire.

KITCHEN

12' 0" max x 7' 0" max (3.68m x 2.15m)

Single glazed door to covered area providing access to garage, double glazed window, radiator, base and wall units, stainless steel sink, built in oven and grill, gas hob with extractor hood over, plumbing for washing machine, space for fridge, tiled splashbacks.





BEDROOM

12' 2" x 10' 5" (3.71m x 3.19m)

Double glazed window, radiator, built in wardrobe.

BEDROOM

10' 9" x 10' 6" (3.30m x 3.22m)

Double glazed window, radiator, built in wardrobe.

BEDROOM

10' 5" max x 9' 11" max (3.18m x 3.04m)

Double glazed window, radiator, built in wardrobe, loft access.

BATHROOM

6' 2" x 5' 4" (1.88m x 1.65m)

Double glazed window, heated towel rail, ceiling light with heat element, three piece suit comprises W.C. with concealed cistern, wash hand basin to vanity and bath with mixer shower, tiling to walls.

COVERED AREA

13' 7" x 2' 11" (4.15m x 0.91m)

Door to driveway, door to garage, gate to rear garden, lighting.

GARAGE

16' 7" x 10' 0" (5.08m x 3.05m)

Up and over door, pedestrian access from covered area, single glazed window, light and power, space for freezer and tumble dryer.

OUTSIDE

The front of the bungalow offers driveway parking to the front of the garage and an adjacent gravelled parking space together with a well presented garden stocked with a variety of attractive mature trees and shrubs. The rear of the property has a delightful enclosed garden which includes a patio, a lawn bordered with established planting, a garden composteer and a water supply.

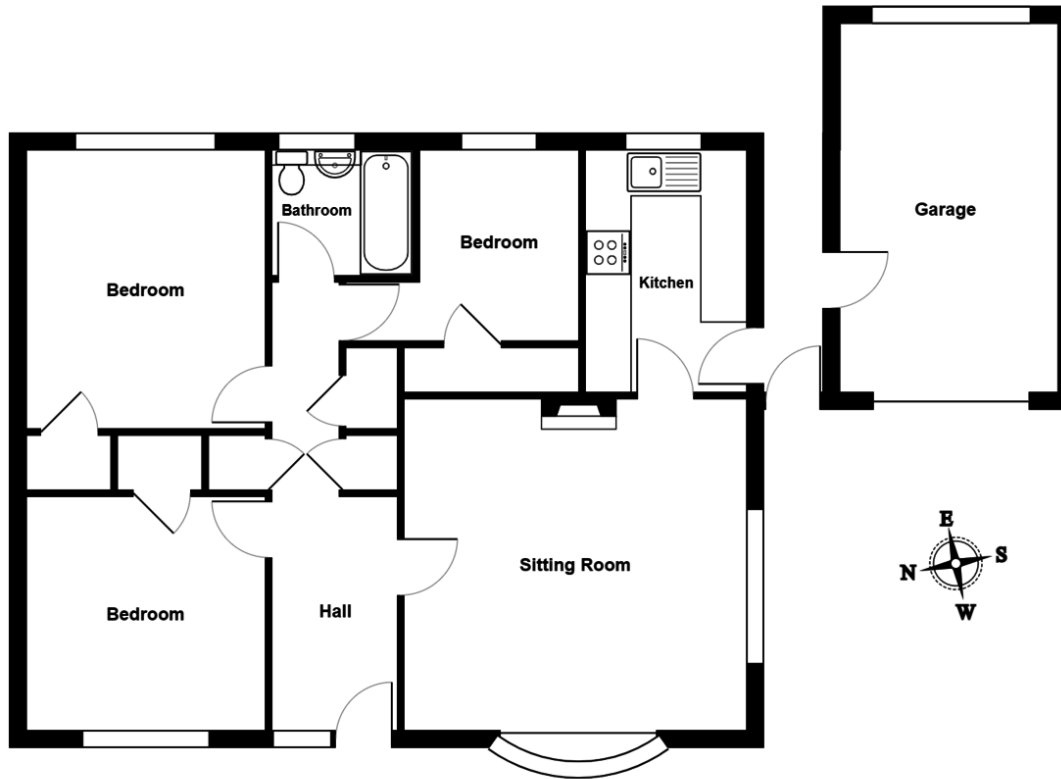
SERVICES

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

COUNCIL TAX BANDING

Currently Band D as shown on the Valuation Office website.





38 Wordsworth Drive, Kendal

Total Area: 93.2 m² ... 1003 ft²

For illustrative purposes only - not to scale. The position and size of features are approximate only.

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Important Notice

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 83 B |
| 69-80 | C | | |
| 55-68 | D | 55 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

DIRECTIONS

From the Kendal office proceed south on the A65 Burton Road, pass the leisure centre and at the traffic lights turn left and immediately left again on to Heron Hill. Proceed to turn right in to Esthwaite Avenue and take the first left on to Wordsworth Drive. Proceed to find number 38 located on the right towards the head of the cul-de-sac.

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