



# Kendal

**£345,000**

44 Empsom Road, Kendal, Cumbria , LA9 5PS

This well presented and well maintained detached bungalow occupies a large plot at the head of a quiet cul-de-sac with pleasant open aspects to both the front and rear. Located in the popular Kendal Green vicinity being convenient for the town centre amenities and within easy reach of road and rail links. The gardens have been created and lovingly cared for by the vendor with the rear garden tiered creating level areas for lawn, with mature planted beds and borders and beds for growing veg.

The property provides a spacious well proportioned layout which briefly comprises entrance hall, dining kitchen and living room, a conservatory and three bedrooms, the master with an ensuite shower room and a family bathroom. The bungalow benefits from gas central heating and double glazing, along with a good sized attached garage, off road parking and a large undercroft located to the rear providing plenty of space for hobbies.

## Quick Overview

- Detached Bungalow on a large plot
- Living room, dining kitchen and conservatory
- Three bedrooms
- Fabulous Views to the rear
- UPVC double glazing
- Gas Central Heating
- Attractive Gardens Front & Back
- Off Road Parking
- Attached Garage

Superfast Broadband speed 40 MBPS



3



2



2



B



40 MBPS



Off Road Parking

Property Reference: K6622



Living Room



Living Room



Dining Kitchen



Fitted Kitchen

**Location:** Empsom Road is located on a quiet cul-de-sac just off Kendal Green. From the Town Centre proceed up Windermere Road and take the right turning onto Green Road, then take the second turning left onto Kendal Green following the green along and take the first right into Empsom Road. Follow the road down keeping left and continuing round the corner, number 44 can then be seen straight ahead.

**Property Overview:** When entering through the front door into the hallway, you will come across a useful pantry cupboard with light and shelving. An internal window looking into the conservatory and door leading into the attached garage.

A step up leads through into the dining kitchen. Enjoying a dual aspect with two double glazed windows enjoying pleasant open aspects. Complete with wall and base units, complementary working surfaces with inset stainless steel bowl and half sink and drainer. Built in John Lewis oven and Hotpoint induction hob with stainless steel extractor over and plumbing for dishwasher and space for fridge-freezer. Deep built in cupboard housing the hot water cylinder.

Stepping into the delightful living room you will not fail to notice the large double-glazed window to the rear enjoying the views.

The inner hallway has a useful storage cupboard and access to the three bedrooms, bathroom and conservatory.

The conservatory is a light and airy room with double glazed windows and doors to the front garden. With underfloor heating and an air conditioner/heating unit this really is a room to enjoy all year round.

There are two double bedrooms one of which has an ensuite shower room. The shower room comprises a three suite piece suite; a shower cubicle with Bristan shower over, wash hand basin and WC. Tiled walls, radiator and extractor. The third bedroom is a single bedroom.

The bathroom comprises a three piece suite; a panel bath with shower over, WC and vanity unit with wash hand basin. Tiled walls, heated towel rail and extractor fan. UPVC double glazed window.



Conservatory



Bedroom 1 with en-suite



Bedroom 1 with en-suite



Bedroom 2



Bedroom 3



Bathroom

Accommodation with approximate dimensions:

Entrance Hall

Dining Kitchen

18' x 9' 10" (5.49m x 3m)

Living Room

14' 7" x 13' 9" (4.44m x 4.19m)

Inner Hallway

Conversatory

15' 9" x 11' 7" (4.8m x 3.53m)

Bedroom 1 with Ensuite

11' 3" x 9' 4" (3.43m x 2.84m)

Bedroom 2

11' x 9' 11" (3.35m x 3.02m)

Bedroom 3

7' 11" x 7' 10" (2.41m x 2.39m)

Bathroom

**Outside:** The property enjoys well tended gardens to the front, side and rear. The front garden having a lawn, planted borders and fruit canes. Access to either side of the bungalow leads round to the rear garden. One side with steps and storage area, the other side being sloped with a newly created pond and pretty heather beds.

The rear garden has been terraced creating level areas lawn, vegetable patch, raised beds and mature trees and plants including a flowering Magnolia tree and productive fruit trees. A lower area provides space for compost bins, sheltered sitting and summer house.

**Attached Garage** 16' 5" x 8' 6" (5m x 2.59m) with up and over door and UPVC double glazed window. Power and light and plumbing for washing machine. To the front of the garage is a driveway providing ample parking.

**Undercroft** with power and light. Wall mounted Worcester boiler. Further storage space with limited head room.

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

**Tenure:** Freehold

**Council Tax:** South Lakeland District Council - Band E

**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.



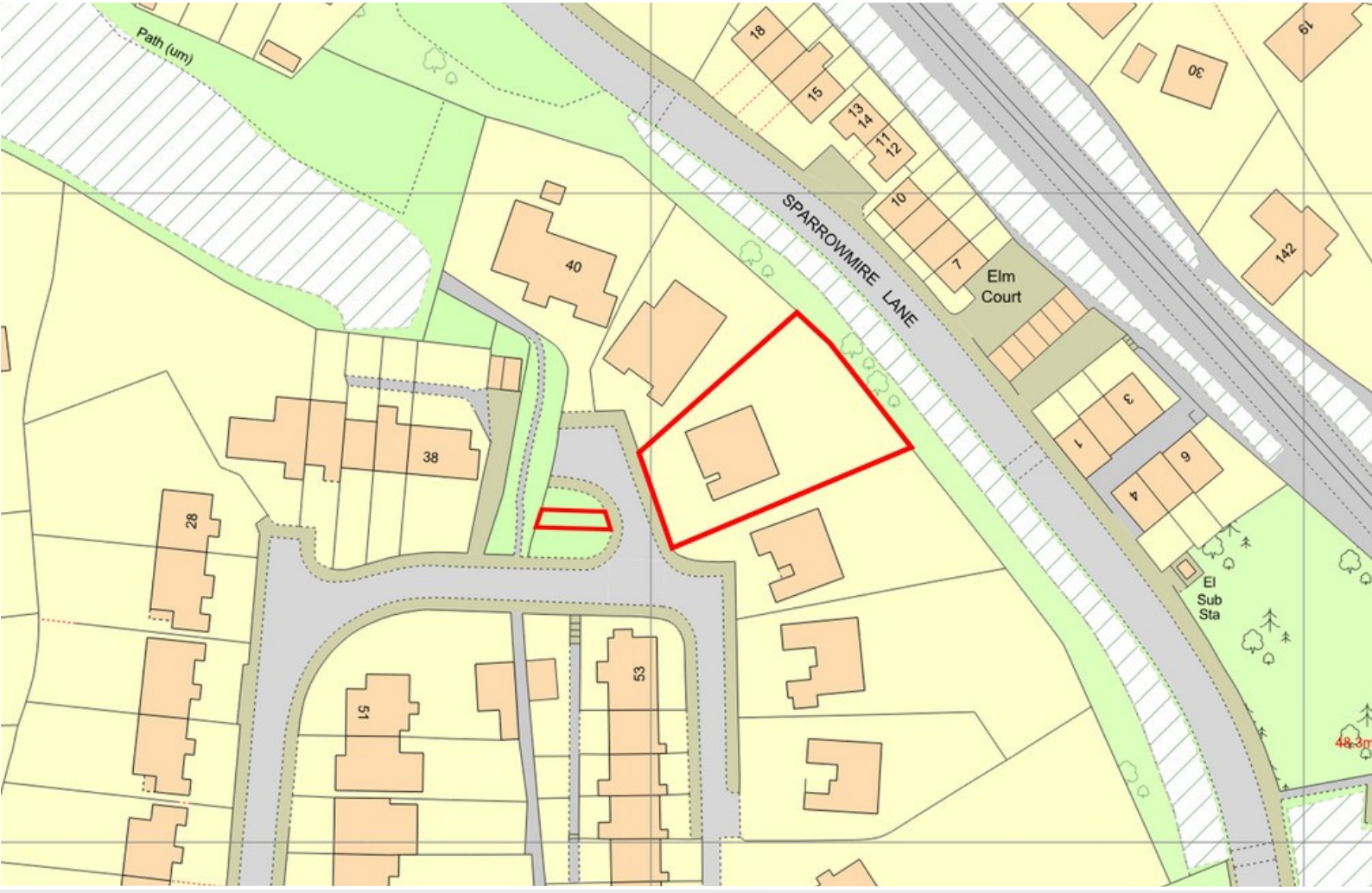
Rear aspect and garden



Rear garden



Rear garden with summerhouse



OS Map

Request a Viewing Online or Call 01539 729711

# Meet the Team

## Elaine Bradshaw

Sales Manager & Property Valuer

Tel: 01539 729711  
Mobile: 07971 916752  
elaine@hackney-leigh.co.uk



## Keira Evans

Property Valuer

Tel: 01539 729711  
Mobile: 07469 857687  
keiraevans@hackney-leigh.co.uk



## Ellie Graham

Sales Team

Tel: 01539 729711  
kendalsales@hackney-leigh.co.uk



## Shannon Hipwell-Dixon

Sales Team

Tel: 01539 729711  
kendalsales@hackney-leigh.co.uk



## Gail Reaney

Viewing Team

Tel: 01539 729711  
kendalsales@hackney-leigh.co.uk



## Maurice Williams

Viewing Team

Tel: 01539 729711  
kendalsales@hackney-leigh.co.uk



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Hackney & Leigh Ltd 100 Stricklandgate, Kendal, Cumbria, LA9 4PU | Email: kendalsales@hackney-leigh.co.uk



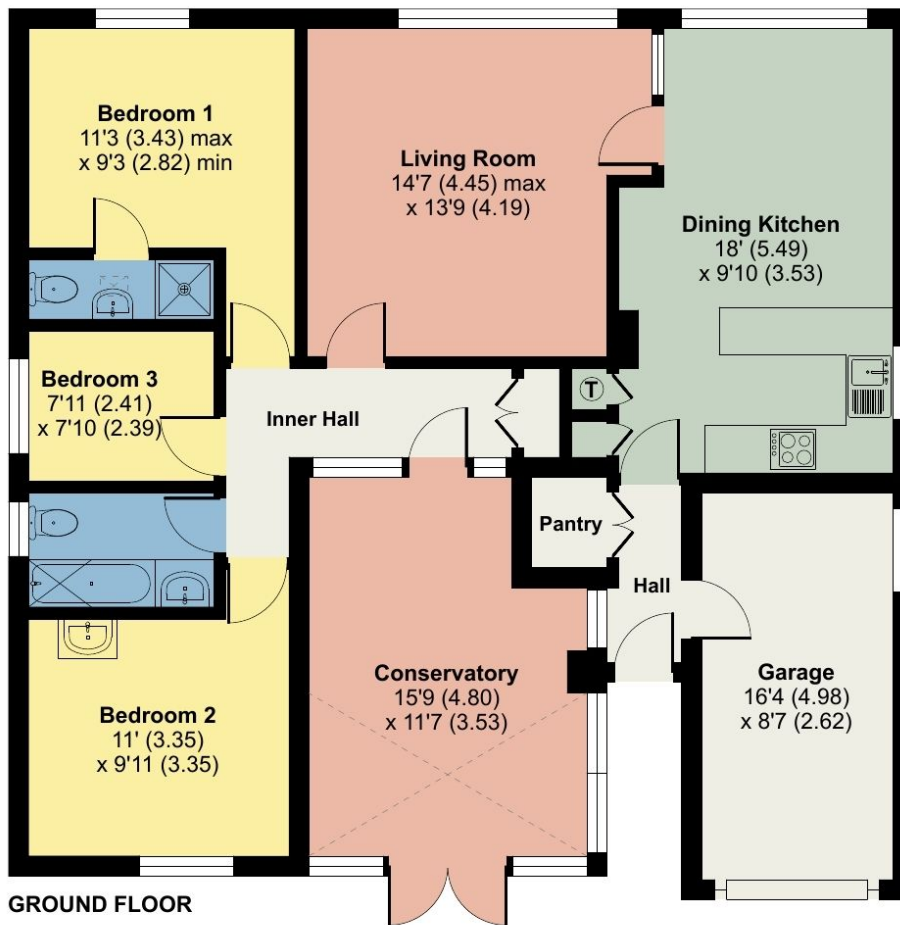
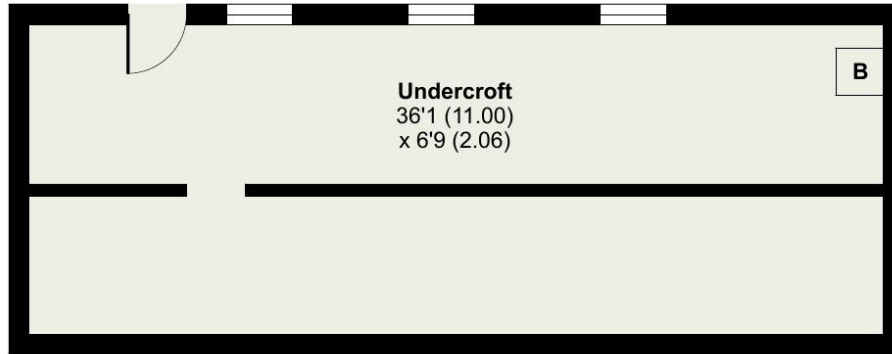
# Empsom Road, Kendal, LA9

Approximate Area = 1229 sq ft / 114.1 sq m (includes garage)

Undercroft = 472 sq ft / 43.8 sq m

Total = 1701 sq ft / 158.0 sq m

For identification only - Not to scale



**GROUND FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Hackney & Leigh. REF: 955031

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