



# Kendal

£400,000

12 Michaelson Road, Kendal, Cumbria, LA9 5JQ

This excellent detached modern family home offers so much more than first meets the eye and those who view will appreciate the well balanced flexible layout that includes a recently installed shower room on the ground floor and a splendid studio/home office/teenagers room created from the original double garage. The 20' living room opens to the rear garden, and there is a separate dining room together with a fitted breakfast kitchen and utility room all being complemented by the four bedrooms and house bathroom.

The property is located to the south of the market town of Kendal, enjoying an elevated position in a quiet cul-de-sac, with open space around and distant views beyond. A driveway provides ample off road parking and there is that all important electric car charging point. The gardens and front courtyard offer privacy and seclusion - all in all a well presented property ready for a new family to move into and enjoy.

## Quick Overview

- Detached family home
- Two reception rooms & fitted kitchen
- Four excellent sized bedrooms
- Large rear garden
- Ample off road parking
- Gas Central Heating
- UPVC double glazing
- Convenient location close to local schools & college
- Early viewing recommended
- Superfast broadband speed 80 MBPS



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80 MBPS



Off Road  
Parking

Property Reference: K6632





Living Room



Breakfast Kitchen



Sitting Room/Dining Room



Studio/Playroom

**Location:** Situated in a popular residential area to the south of the market town of Kendal. Michaelson Road can be found by leaving Kendal on the Milnthorpe Road continuing through the traffic lights at Romney Road proceeding past Romneys Pub. Take the second turning on your right into Collin Road and continue on up onto Collin Field, follow the road round taking the right turning into Michaelson Road continue up the hill and number 12 can then be found on the right towards the head of this quiet cul-de-sac.

The town centre is a mile away for those like to walk and a good bus service is only a two minute walk away if you prefer to use public transport. Two very good primary schools are a five minute walk away. A less than five minute drive connects you to the A590 with easy access north to the Lakes and south to the M6.

Known as the "Gateway to the Lakes" the market town of Kendal offers easy access to both the Lake District and the Yorkshire Dales National Parks. The M6 motorway is accessible at Junctions 36 and 37 and from the mainline railway station at Oxenholme London is only three hours away. The town centre boasts not only well-regarded schools, a college, churches, medical centres, banks and supermarkets but also independent traders and specialist artisan providers, a twice weekly market, the renowned Brewery Arts Centre, a superb gallery at Abbott Hall and a leisure centre that not only provides sports facilities but hosts concerts ranging from classical to popular.

**Property Overview:** If you are looking for a detached, four-bedroom family home that benefits from a separate home office/studio or perhaps a teenagers den then 12 Michaelson Road could be the house for you.

Situated in a quiet cul-de-sac on the southerly fringe of Kendal the house stands on a large plot in an elevated position adjoining open space to the side and rear. Altered and improved by the present owners and with the benefit of a recently installed ground floor shower room and bathroom this splendid family home offers well balanced accommodation with space for all the family to live, work and play in.

The entrance porch on the front also has a second door to the side that opens to a private sheltered courtyard where access is found for the excellent studio/teenagers den. What started life as a double garage now offers great space for those working from home, hobbies and play.

Just off the entrance you will find a recently upgraded shower room with attractive tiled walls a contemporary style radiator, panelled ceiling, window and extractor fan. A three piece suite comprises; a large walk-in shower cubicle, and a pedestal wash hand basin and a WC.

Through into the spacious entrance hall where an open staircase leads up to the first floor. To the left you will find the 20' living room that enjoys an open aspect to the side and views across to the Helm from the rear sliding patio doors that open to the garden beyond. The floor boards are polished and there is a feature fireplace with slate hearth and electric stove.

Adjoining the living room is second sitting room, again overlooking the rear garden - a room which could easily become that formal





Living Room



Breakfast Kitchen





Bedroom 3



Bedroom 2



Bedroom 4



Shower Room

dining room if required.

The breakfast kitchen is fitted with a range of wall and base units with complementary working surfaces and attractive part tiled walls and tiled flooring. A window looks to the garden and a part glazed door opens to the side. The utility room just off the kitchen is fitted with wall and base cupboards with useful worktops and tiled splash back. There is a window, plumbing for washing machine, space for tumble dryer and freezer and a wall mounted Vaillant boiler.

Upstairs is light and airy galleried landing that has a window to the front.

There are four excellent bedrooms all with polished wood floorboards and open aspects, three overlooking the rear garden with views across to the Helm and one enjoying an aspect to the front and open views to the side.

The bathroom has recently been installed with attractive tiled floor and complementary part tiled walls and wall mirror. There is panel bath with shower mixer tap and a wall mounted vanity unit with wash hand basin. The ceiling is panelled and there is a window and extractor fan.

Accommodation with approximate dimensions:  
Ground Floor

Entrance Porch

Shower Room

Entrance Hall

Living Room  
20' 0" x 13' 0" (6.1m x 3.96m)

Dining Room  
9' 10" x 9' 7" (3m x 2.92m)

Fitted Kitchen  
12' 8" x 9' 11" (3.86m x 3.02m)

Utility Room  
9' 4" x 6' 1" (2.84m x 1.85m)

First Floor  
Galleried Landing

Bedroom 1  
16' 2" x 10' 3" (4.93m x 3.12m)

Bedroom 2  
13' 2" x 9' 1" (4.01m x 2.77m)

Bedroom 3  
13' 11" x 9' 7" (4.24m x 2.92m)

Bedroom 4  
10' 9" x 6' 9" (3.28m x 2.06m)

Lower Landing  
Bathroom





Bedroom 1



Bathroom





Private rear garden



Rears aspect and garden



Garden

**Separate WC**

**Outside:** The house stands on a large plot with well tended gardens to the front and rear. The front garden has two lawns and well stocked flower borders and a sheltered inner courtyard that offers privacy and a tarmac driveway provides ample parking and turning for two/three vehicles.

The enclosed rear garden offers privacy and seclusion with mature hedge screening, planted borders a lawn and paved patio. Located at the bottom of the main garden is a second almost secret wooded garden which the vendors currently rent on a tenancy agreement of £70 per annum from Westmorland & Furness Council.

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

**Council Tax:** Westmorland & Furness Council - Band F

**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.



# Meet the Team

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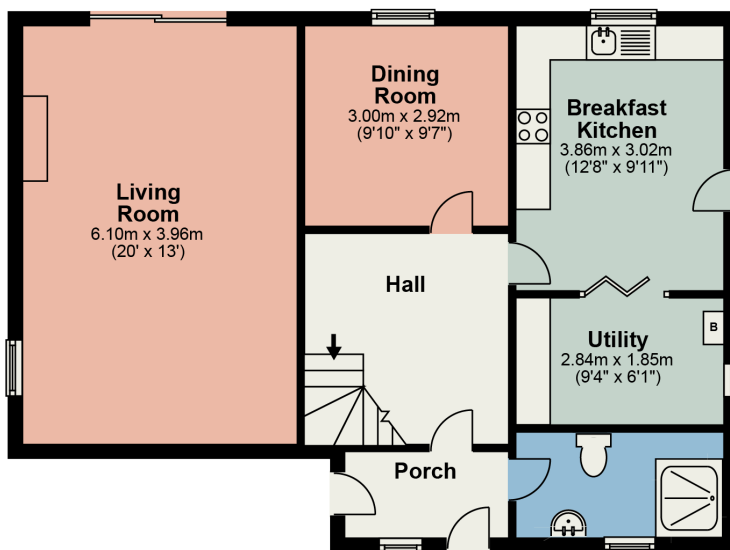
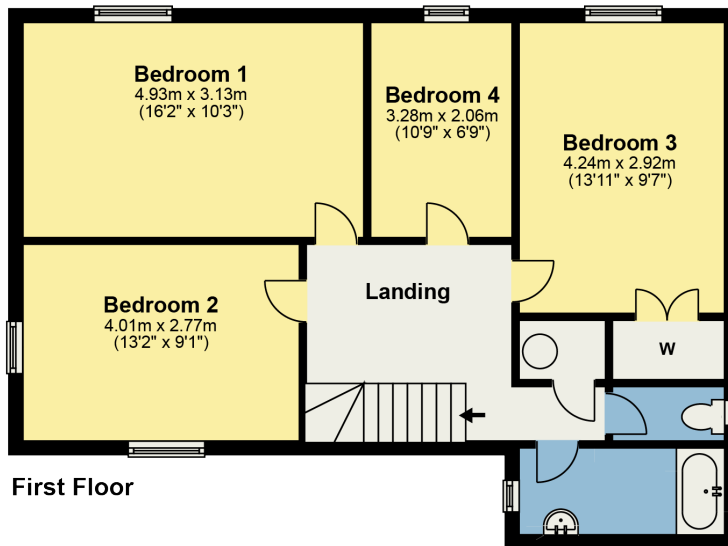


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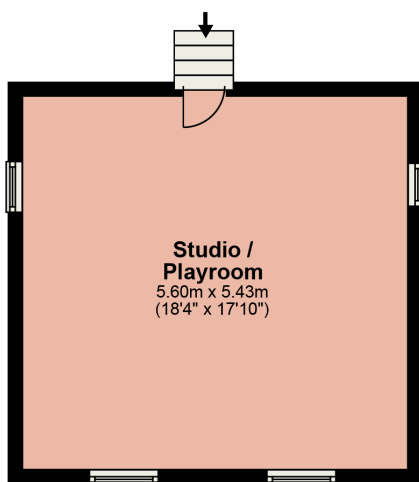


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**Courtyard**



**Ground Floor**

Total area: approx. 164.8 sq. metres (1773.7 sq. feet)

For illustrative purposes only. Not to scale. REF

A thought from the owners... "A wonderful bright family home with a feeling of being in the countryside"

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