



Kendal

£385,000

Plot 51 - The Endmoor 'A', Meadow Rigg, Kendal, LA9 6EB

Plot 51 - The Endmoor 'A' is a spacious, light home which features 3 great sized Bedrooms, large Family Kitchen Diner and semi-detached Garage - includes flooring.

The Meadow Rigg development is one of Russell Armer's new developments on the edge of Kendal that boasts modern, clean and stylish design of 1, 2, 3 and 4 bedroom homes, finished to a high standard. The Endmoor 'A' is a spacious, light home which features 3 great sized Bedrooms, large Family Kitchen Diner and semi-detached Garage. The property has gas central heating, thermostatically controlled radiator valves (where applicable) and all windows are double glazed in anthracite coloured uPVC. All Russell Armer Homes carry a LABC 10-year warranty.

Quick Overview

- 3 Bedroom Semi-Detached Home
- Family Kitchen Diner
- Light, Spacious Living Areas
- Master Bedroom with Ensuite
- Fully Turfed Rear Garden
- Semi-Detached Garage
- Gas Central Heating
- All Windows are uPVC double glazed
- Brand New Homes by Russell Armer
- LABC 10-year warranty on all homes



3



2



1



B



Fibrous



Semi-Detached
Garage

Property Reference: K6656



Entrance Hall



Living Room



Living Room



Cloakroom

Description: The Meadow Rigg development is one of Russell Armer's newest developments on the edge of Kendal that boasts modern, clean and stylish design of 1, 2, 3, 4 and 5 bedroom homes, finished to a high standard.

The Endmoor 'A' is a spacious, light home, which features 3 great sized Bedrooms, large Family Kitchen Diner and semi-detached Garage - includes flooring.

Enter the home via the Hall which features a convenient downstairs Cloakroom, and into the roomy Lounge that is flooded with light from the large front window.

The Family Kitchen Diner is a wonderful space with large Patio doors that open onto the patio and garden. As standard the Kitchen is fitted with Gas Hob, Single Oven, Integrated Dishwasher, Integrated Fridge Freezer, soft close doors, 38mm work top with matching upstand and stainless-steel splashback.

Climbing the stairs to the first floor, there is a bright and airy Master Bedroom with large window and ensuite shower room. Across the Landing you will find another double Bedroom and a single. The House Bathroom features a heated towel rail, bath with deck mounted tap and hair wash shower head, toilet and wash basin all as standard.

Heading outside, the rear garden is fenced and fully turfed. There is a semi-detached garage and driveway. To the front there is a small turfed area and room for bedding plants to the side of the main path. You will also receive an "Eco-friendly Green Pack" from Russel Armer, that includes a rotary clothes dryer, water butt, compost bin and eco-bin to kitchen.

The property has gas central heating, thermostatically controlled radiator valves (where applicable) and all windows are double glazed in anthracite coloured uPVC. All Russell Armer Homes carry a LABC 10-year warranty.

Depending upon the build stage, it may be possible to personalise the certain elements of the individual property specification, for example in the kitchen, and you should speak to the Russel Armer Sales Executive for more information.



Kitchen



Kitchen



Bedroom



Bedroom



Bedroom



Bathroom

Although Russell Armer Homes has made every effort to ensure the accuracy of information shown, they reserve the right to amend/update the specification or layout without prior notification. The information given is for guidance only and its accuracy cannot be guaranteed. Information shown does not constitute a contract, part of a contract or warranty. External finishes may differ from those shown and dimensions are approximate (measured to the widest part) and they cannot be held responsible if sizes vary from those stated. Please speak to the Russell Armer Sales Executive with regards to specific plots and specification. You should take appropriate advice to verify any information on which you wish to rely.

Location: The Market Town of Kendal is a wonderful base to explore the outdoors, and has great access to the Lake District National Park and the Yorkshire Dales.

Central Kendal is a thriving town full of independent shops, cafes, restaurants, museums, art galleries and more. There are regular community events such as the Kendal Torchlight, Dark Sky events and the Kendal Mountain festival to name a few.

There are excellent transport links with local buses and trains, and the town is only 7 miles from the M6. There are multiple high-performing secondary schools, with sixth forms and a college, as well as private education facilities available in the neighbouring villages.

Accommodation with approximate dimensions:

Ground Floor:

Lounge

14' 7" x 11' 4" (4.44m x 3.45m)

Family Kitchen

21' 5" x 10' 10" (6.53m x 3.3m)

WC

6' 9" x 4' 9" (2.06m x 1.45m)

Garage 19' 8" x 9' 10" (5.99m x 3m)

First Floor

Master Bedroom

13' 0" x 12' 8" (3.96m x 3.86m)

Master Bedroom Ensuite

8' 7" x 4' 4" (2.62m x 1.32m)

Bedroom 2

12' 10" x 9' 1" (3.91m x 2.77m)

Bedroom 3

8' 0" x 7' 10" (2.44m x 2.39m)

Bathroom 7' 10" x 6' 9" (2.39m x 2.06m)



Bedroom



Shower Room



Rear Garden



Rear Garden

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

Viewing: Show Home Open to View

Sales Offices are open Thursday to Monday, 10am – 4pm.

For all enquiries or to view please call 07429 278537 or email kendal@russell-armer.co.uk.

Or alternatively call Hackney & Leigh on 01539 729711 or email kendalsales:hackney-leigh.co.uk.



MEADOW RIGG
Kendal

- THE NEWBY
4 bedroom detached
- THE LINDALE
4 bedroom house
- THE LINDALE (b)
4 bedroom house
- THE SEDGWICK
3 bedroom house
- THE ENDMOOR
3 bedroom house
- THE LEASGILL
4 bedroom house
- THE BOWSTON (b)
3 bedroom house
- THE BOWSTON (c)
3 bedroom house
- THE BOWSTON (d)
4 bedroom house
- THE CLAWTHORPE
3 bedroom house
- THE MLNTHORPE (a)
3 bedroom house
- THE MLNTHORPE (a)
3 bedroom house
- THE BARBON
4 bedroom town house
- THE WINSTER
Apartments



Development Plan

Request a Viewing Online or Call 01539 729711

Meet the Team

Keira Evans

Branch Manager & Valuer

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



Hayley Wilson

Assistant Manager & Property Valuer

Tel: 01539 729711
kendalsales@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



Viewings available 7 days a week including evenings with our dedicated viewing team
Call **01539 729711** or request online.



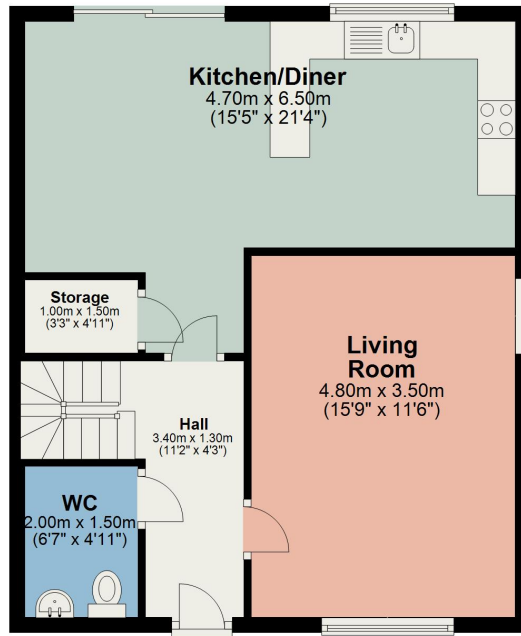
Need help with **conveyancing**? Call us on: **01539 792032**



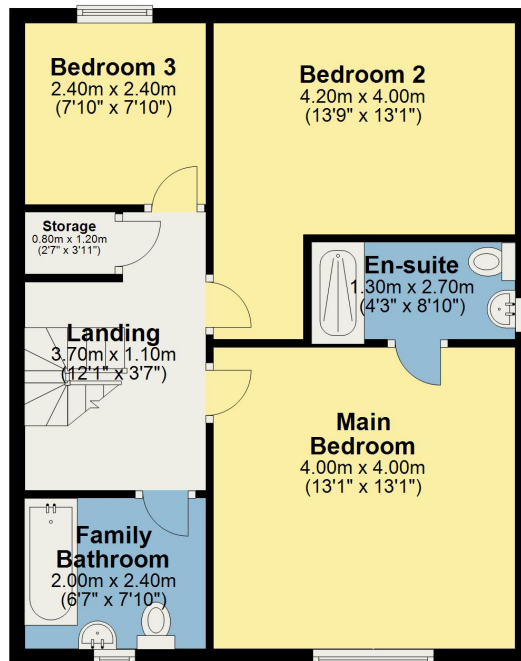
Can we save you money on your **mortgage**? Call us on: **01539 792033**

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

Ground Floor



First Floor



Total area: approx. 106.6 sq. metres (1147.0 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF: Plan produced using PlanUp.

51 Meadow Rigg, Kendal

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 06/03/2024.

Request a Viewing Online or Call 01539 729711