



Kendal

£495,000

Plot 56 The Bowston 'D', Meadow Rigg, Kendal, LA9 6EB

Plot 56 - The Bowston 'D' is a 4 Bedroom detached home featuring a double Garage and 2 parking spaces - includes flooring.

We are pleased to introduce a brand new development on the edge of Kendal by Russell Armer. The development will include 157 1, 2, 3 or 4 Bedroom properties that boast clean, modern, stylish design. The Bowston 'D' is a 4 Bedroom detached home featuring a double Garage and 2 parking spaces. The property is equipped with gas central heating, thermostatically controlled radiator valves (where applicable), and all windows are double glazed with anthracite-coloured uPVC. All Russell Armer Homes come with a LABC 10-year warranty.

Quick Overview

4 Bedroom Detached Home

Large, Spacious Living Area

Family Kitchen with Breakfast Bar and Dining Area

Master Bedroom with Ensuite

Large Rear Garden

Attached Garage' and 2 Parking Spaces

Gas Central Heating

All Windows are uPVC double glazed

Brand New Homes by Russell Armer

LABC 10-year warranty on all homes



4



3



1



B



Fibrous



Attached Garage' and 2 Parking Spaces

Property Reference: K6651



Cloakroom



Living Room



Living Room



Kitchen

Description: We are pleased to introduce a brand-new development on the edge of Kendal by Russell Armer. The development will include 157 1, 2, 3, 4 and 5 Bedroom properties that boast clean, modern, stylish design.

The Bowston 'D' is a 4 Bedroom detached home featuring an attached Garage and 2 parking spaces - includes flooring.

Entering the Ground floor via the Hallway and you find the large Lounge that spans from the front to the back of the property. The wide Patio Doors to the rear and front full-length window provide excellent natural lighting.

Head back across the Hallway and you will find the perfect place to wine and dine. This Family Kitchen with handy breakfast bar includes a Gas Hob, Single Oven, Integrated Dishwasher, Integrated Fridge Freezer, soft-close doors, 38mm worktop with matching upstand, and stainless-steel splashback as standard. The Dining Area is well placed with 2 large full-length windows.

To the back of the property there is a generous sized Utility Room and downstairs Cloakroom. From the Utility the Garage can be accessed internally.

On the first floor you will be greeted with the spacious Master Bedroom which includes an ensuite Shower Room. This floor also accommodates a further 3 double Bedrooms, all of a great size.

The Family Bathroom which, as standard, includes a heated towel rail, bath with exposed bath shower pipe, fixed head shower and handheld riser rail, toilet and wash basin with wall hung vanity unit.

Outside the gardens surround most of the property. There is a large rear garden that is fully fenced and turfed, and there are lawned areas to the front and sides. Russell Armer supplies each home with an "Eco-friendly Green Pack" that includes a rotary clothes dryer, water butt, compost bin and eco-bin to kitchen.

The property is equipped with gas central heating, thermostatically controlled radiator valves (where applicable), and all windows are double glazed with anthracite-coloured uPVC. All Russell Armer Homes come with 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 Russell Armer Sales Executive for more information.

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Kitchen



Kitchen



Landing



Bedroom



Bedroom



Bedroom

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

18' 4" x 11' 6" (5.59m x 3.51m)

Family Kitchen

18' 4" x 15' 1" (5.59m x 4.6m)

Cloakroom

6' 0" x 4' 9" (1.83m x 1.45m)

Utility Room

11' 4" x 6' 2" (3.45m x 1.88m)

Garage

19' 5" x 10' 9" (5.92m x 3.28m)

First Floor:

Master Bedroom

19' 5" x 17' 6" (5.92m x 5.33m)

En-Suite to the Master Bedroom

8' 2" x 5' 3" (2.49m x 1.6m)

Bedroom Two

15' 5" x 9' 1" (4.7m x 2.77m)

En-Suite to Bedroom Two

8' 2" x 4' 7" (2.49m x 1.4m)

Bedroom Three

11' 2" x 10' 9" (3.4m x 3.28m)

Bedroom Four

11' 7" x 8' 10" (3.53m x 2.69m)

Family Bathroom

7' 1" x 6' 7" (2.16m x 2.01m)



Bathroom



Bedroom



Shower Room



Rear Garden



Rear Garden

Viewings: 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-armor.co.uk.

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

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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**



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First Floor



Ground Floor



Total area: approx. 166.7 sq. metres (1794.7 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. N.E.P. Plan produced using Planity.

56 Meadow Rigg, Kendal

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