



Glebe Cottage Queens Road, Kendal
£350,000



Glebe Cottage Queens Road

Kendal

A fabulous semi-detached cottage, which is both very appealing and deceptively spacious, is situated in an elevated position in a popular residential location within the market town of Kendal. Designed to take full advantage of the magnificent panoramic views across the town towards the landscape beyond. The property is conveniently placed for the many amenities both in and around the town and is just a few minutes away from the town centre and Serpentine Woods. Kendal offers easy access to the mainline railway station at Oxenholme, the M6 and both the Lake District and Yorkshire Dales National Parks.

The accommodation briefly comprises of an entrance hall, sitting room, kitchen to the ground floor. The first floor offers a bedroom and family bathroom. The second floor offers two bedrooms with amazing views out across the market town of Kendal. The property benefits gas central heating.

Outside at the front of the property there is a patio garden with a summer house and an open store. At the rear is a well kept landscape garden with an elevated seating area to take all the views in. Permit parking is available.

GROUND FLOOR

SITTING ROOM

14' 11" x 14' 2" (4.56m x 4.33m)

Both max. Double glazed door, double glazed windows, radiator, wood burning stove to feature fireplace, wood flooring.

KITCHEN

12' 3" x 10' 8" (3.73m x 3.24m)

Both max. Single glazed window, good range of base and wall units, sink, built in oven, gas hob with extractor/filter over, space for fridge freezer, space for dishwasher, gas combination boiler, wood flooring.

ENTRANCE HALL

14' 6" x 4' 0" (4.42m x 1.23m)

Both max. Single glazed door, built in cupboard, wood flooring.

UTILITY ROOM

14' 10" x 9' 3" (4.53m x 2.81m)

Both max. Base units, plumbing for washer dryer, light and power.

FIRST FLOOR

BEDROOM

14' 5" x 13' 11" (4.39m x 4.25m)

Both max. Single glazed windows, fitted blinds, radiator, built in cupboard.

BATHROOM

8' 5" x 6' 3" (2.57m x 1.9m)

Both max. Single glazed window, radiator, three piece suite comprising W.C. wash hand basin, fully tiled shower cubicle with thermostatic shower fitment, fully tiled walls, recessed spotlights, built in cupboard housing hot water cylinder.

LANDING

15' 7" x 5' 5" (4.76m x 1.65m)

Both max. Single glazed feature window, radiator.





SECOND FLOOR

BEDROOM

14' 5" x 13' 11" (4.4m x 4.23m)

Both max. Single glazed window, fitted blinds, radiator, loft access, wood flooring.

BEDROOM

9' 1" x 6' 4" (2.76m x 1.92m)

Both max. Single glazed window, radiator, loft access.

LANDING

9' 8" x 4' 4" (2.95m x 1.32m)

Both max. Single glazed feature window, built in cupboard, recessed spotlights.





OUTSIDE

A patio garden to the front of the property with well stocked borders and potted plants. A beautiful summer house is available as is an open store to the side of the property. To the rear is a well kept garden with a patio area, lawn and an elevated seating area.

SUMMER HOUSE

Fully insulated summer house with light and power.

PERMIT

Permit parking is available.

EPC RATING E

SERVICES

Mains electric, mains gas, mains water, mains drainage.

TENURE: FREEHOLD

COUNCIL TAX: BAND D

DIRECTIONS

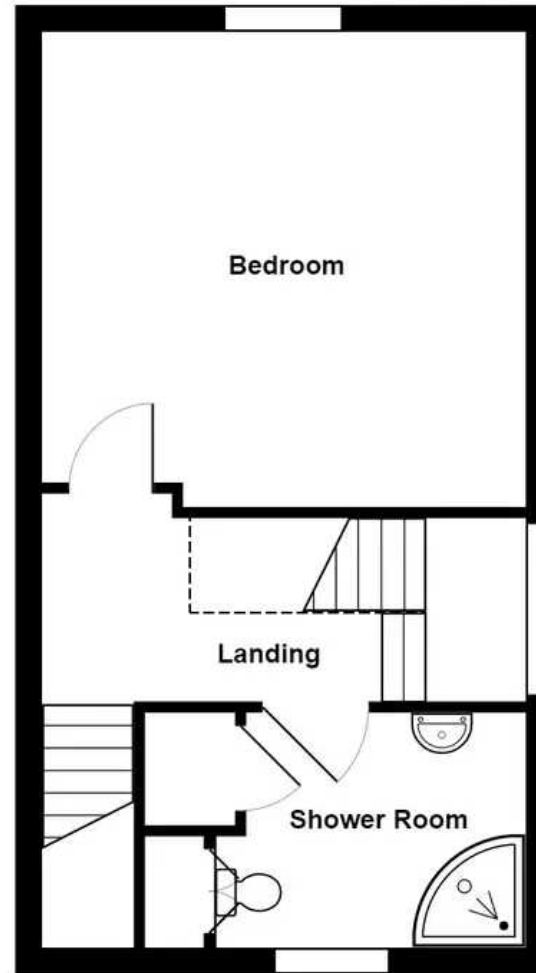
From the Kendal office take a left onto Windermere road, go up the hill and take a left onto Queens Road where Glebe Cottage is located on the left hand side.

WHAT3WORDS:army.skips.jets.

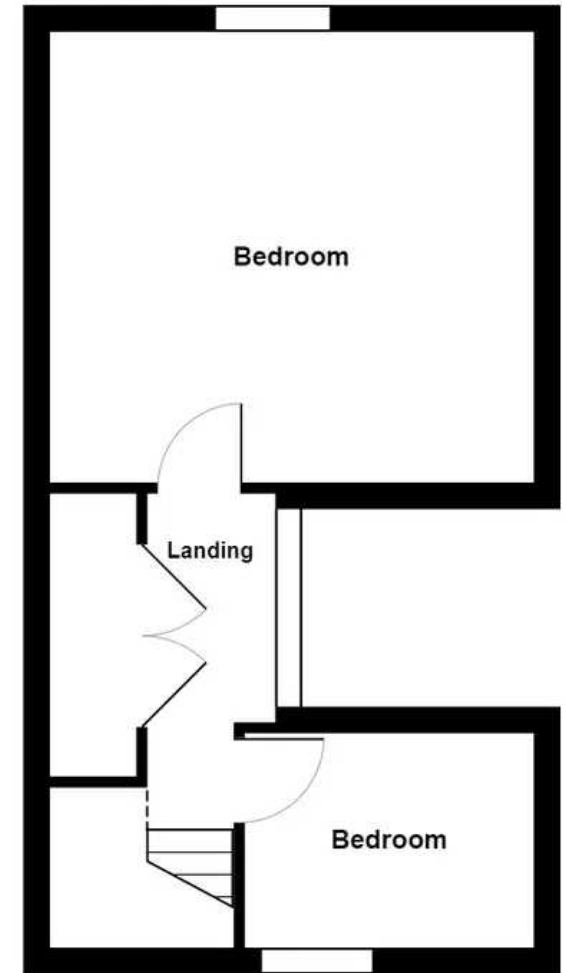




Ground Floor



First Floor



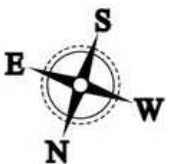
Second Floor

Glebe Cottage, Queens Road, Kendal

Total Area: 112.5 m² ... 1211 ft²

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

© North West Inspector.





THW Estate Agents

112 Stricklandgate, Kendal - LA9 4PU

01539 815700 • kendal@thwestateagents.co.uk • www.thwestateagents.co.uk



Your Local Estate Agents **Thomson Hayton Winkley**