



# Kendal

£400,000

32 Collinfield, Kendal, Cumbria, LA9 5JD

A substantial bungalow that enjoys an attractive plot on the fringe of a popular area, enjoying views across the open fields behind and beyond. This well-maintained detached bungalow offers three bedrooms, a shower room, a large kitchen diner, a sun room, large sitting room and a spacious entrance hall.

Situated on the south side of Kendal and surrounded by good schools, the property is perfectly located for those seeking easy access to Kendal bypass, Oxenholme Mainline Station and the M6 motorway. The well-tended gardens to the rear, enjoys views across open fields and is ready for the new owners to enjoy the south-west facing garden. Completing the picture is a garage and tarmac driveway providing off-road parking. Early inspection is recommended for this chain-free property.

## Quick Overview

- Detached bungalow
- Dining kitchen, a sun room, large sitting room
- Three bedrooms & shower room
- Well tended rear garden
- Off Road parking & garage
- UPVC Double glazing
- Gas Central heating
- Convenient location close to local schools & college
- Early viewing recommended
- Broadband speed up to 48 Mbps



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48 Mbps



Garage & Off-Road Parking

Property Reference: K6666



Hallway



Sitting Room



Sitting Room



Sitting Room

**Location** Located within a popular residential area to the south of the market town of Kendal. Collinfield 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, continue ahead, joining Collingfield. Number 32 can be found on the left hand side.

**Property Overview:** 32 Collinfield enjoys a delightful location at the top of a popular location, surrounded by open fields. The bungalow offers spacious well-balanced living with the kitchen diner, sitting room and sunroom being complemented by three delightful bedrooms and the shower room. The property has the benefit of double glazing and gas central heating and well tended gardens to the front and rear.

Step into the entrance hall and you will be instantly delighted by the space this property offers. Boasting ample cupboard storage and a pretty seating area, perfect for putting on little ones shoes or removing muddy boots. Moving through into the large sitting room enjoys a dual aspect over the garden and to the side. A gas fire provides a focal point to this spacious but cosy room. Stepping into the sunroom and you will be pleasantly surprised by the light and warmth this room provides. With UPVC double glazed door leading to the garden it is the ideal space to sit and enjoy the manicured garden to the rear and fields beyond.

The fitted kitchen overlooks the driveway and down the road. Fitted with a range of kitchen units comprising wall and base cupboards with complementary working surfaces and co-ordinating tiled walls together with plumbing for washing machine and dishwasher. An attractive Range, a bowl and half sink with drainer and extractor fan completes the look. A door leads into the attached garage.

Back into the entrance hall you will find three good bedrooms, an attractive double to the front, a spacious double to the rear and a single currently being used as a dressing room also enjoying the views to the rear.

The house shower room benefits from part tiled walls and a three piece suite comprising; of a separate shower cubicle, WC and pedestal wash hand basin. with part tiled walls this room can be found to the side of the property.



Dining Kitchen



Dining Kitchen



Bedroom Two



Bedroom Two



Bedroom Three



Shower Room

Accommodation with approximate dimensions:

Entrance Hall

Bedroom Two

11' 4" x 9' 1" (3.45m x 2.77m)

Sitting Room

14' 5" x 12' 9" (4.39m x 3.89m)

Sun Room

14' 2" x 6' 7" (4.32m x 2.01m)

Bedroom Three

10' 0" x 6' 10" (3.05m x 2.08m)

Bedroom One

13' 0" x 9' 1" (3.96m x 2.77m)

Shower Room

Kitchen Dining Room

16' 3" x 12' 6" (4.95m x 3.81m)

Outside:

Garage

16' 0" x 9' 9" (4.88m x 2.97m)

Excellent garage with up and over door and window, power and light. Ample shelving and door leading into the kitchen.

The bungalow stands on an attractive plot with a driveway providing off-road parking. There are well tended lawned garden to the rear, complete with beautifully planted borders, displaying a range of colours throughout the Spring and Summer. Steps leading to the elevated lawn, enjoying views across open fields. A path leads around the property where you will find the outside tap. A delightful patio enjoys all day sunshine from the southwest facing garden. Garden shed.

To the front of the property you will find a low maintenance gravel garden, complete with rockery plants.



Bedroom One



Rear Garden



Rear Garden



Rear Garden



Rear Garden

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

**Tenture** Freehold

**Council Tax:** Westmorland and Furness District Council - Band D

**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.

# Meet the Team

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



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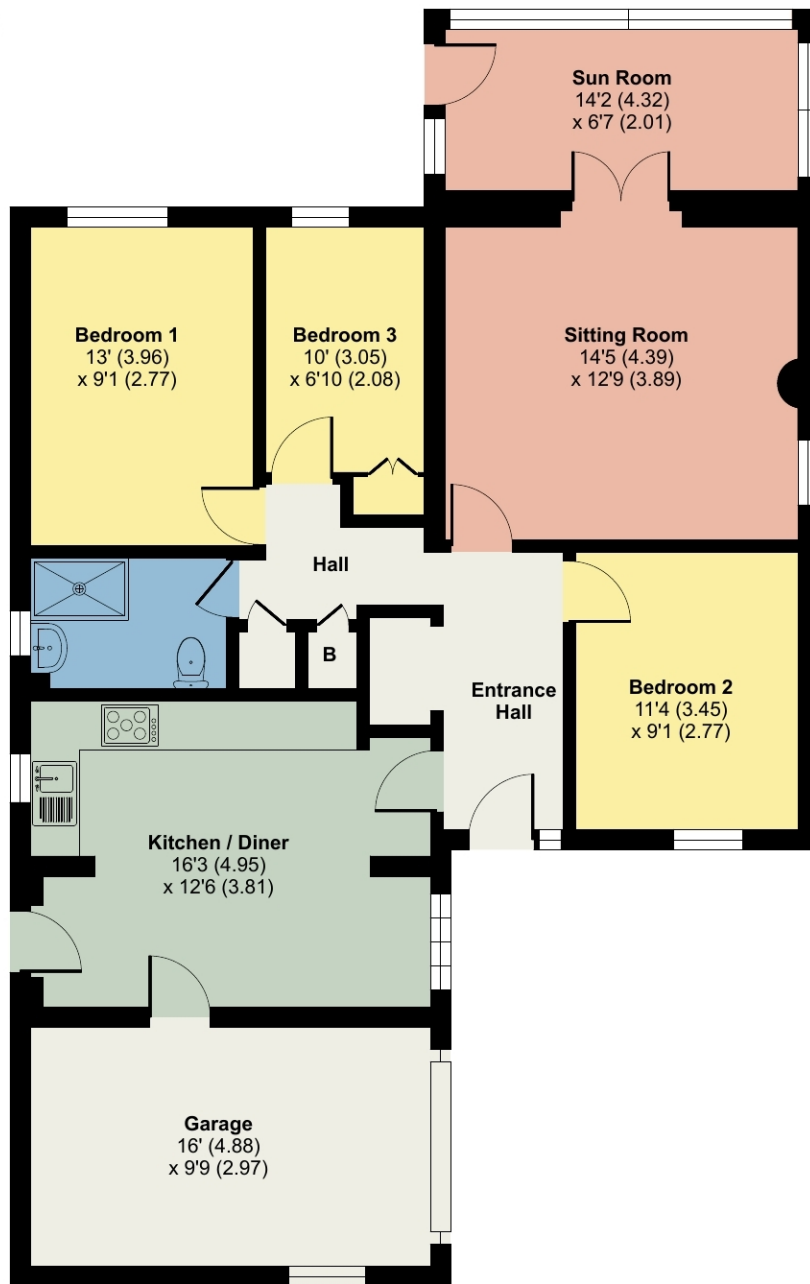
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# Collinfield, Kendal, LA9

Approximate Area = 1172 sq ft / 108.8 sq m (includes garage)

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: 986092

Thoughts from the owners "Its such a great place to live you feel like you live in the countryside at the rear but with all the benefits of having the town on your door step and the advantage of living in an excellent part of town with fantastic friendly neighbours!"

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