



17 Laurel Gardens, Kendal



17 Laurel Gardens

Kendal

A deceptively spacious modern link detached house with views towards Cunswick Fell and Whiteside Pike from the rear aspect. The property is situated on a popular residential development to the north of Kendal and is conveniently placed for the many amenities available both in and around the market town. Kendal offers easy access to the Lake District and Yorkshire Dales National Parks, the mainline railway station at Oxenholme and road links to the M6.

The well presented accommodation briefly comprises entrance hall, sitting room, family room, dining kitchen, utility room and cloakroom to the ground floor and four bedrooms, with one being en suite, and a bathroom to the first floor. The property benefits from double glazing and gas central heating throughout.

Complementing the living space is a garage, ample driveway parking and beautiful gardens to both the front and rear of the house making this residence an ideal family home.

GROUND FLOOR

ENTRANCE HALL

6' 5" x 5' 8" (1.95m x 1.72m)

Both max. Double glazed door, radiator.

SITTING ROOM

15' 2" x 13' 7" (4.62m x 4.13m)

Both max. Double glazed French doors with adjacent double glazed windows to garden, radiator, living flame gas fire to feature fireplace.

DINING ROOM

21' 7" x 10' 10" (6.58m x 3.29m)

Both max. Double glazed French doors to garden, double glazed window, two radiators, recessed spotlights

KITCHEN/DINER

15' 8" x 9' 1" (4.77m x 2.78m)

Both max. Two double glazed windows, radiator, good range of base and wall units, stainless steel sink, built in double oven, gas hob with extractor hood over, space for fridge, plumbing for dishwasher, breakfast bar, recessed spotlights, under wall unit lighting, tiled splashbacks.

UTILITY ROOM

8' 4" x 5' 0" (2.53m x 1.53m)

Both max. Double glazed door, radiator, fitted base unit and worktop, stainless steel sink, gas central heating boiler, plumbing for washing machine, tiled splashback, fitted shelving

CLOAKROOM

4' 10" x 4' 0" (1.48m x 1.22m)

Both max. Double glazed window, radiator, W.C. and wash hand basin in white, fitted mirrored wall unit.





FIRST FLOOR

BEDROOM

20' 8" x 10' 10" (6.31m x 3.31m)

Both max. Double glazed window, radiator, two built in wardrobes.

BEDROOM

12' 4" x 11' 9" (3.77m x 3.58m)

Both max. Double glazed window, radiator, built in wardrobe.

EN-SUITE

6' 8" x 5' 10" (2.02m x 1.78m)

Both max. Double glazed window, heated towel radiator, three piece suite in white comprises W.C., wash hand basin to vanity and fully tiled shower cubicle with thermostatic shower, extractor fan, fitted mirrored wall unit with lighting, tiling to walls.

BEDROOM

12' 6" x 8' 11" (3.81m x 2.71m)

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

BEDROOM

8' 8" x 6' 10" (2.65m x 2.09m)

Both max. Double glazed window, radiator.

BATHROOM

10' 10" x 8' 5" (3.31m x 2.56m)

Both max. Double glazed window, heated towel radiator, three piece suite in white comprises W.C., wash hand basin to vanity and bath with thermostatic shower over, extractor fan, recessed spotlights, fitted mirror, partial tiling to walls.

LANDING

9' 9" x 5' 9" (2.96m x 1.74m)

Both max. Radiator, built in airing cupboard housing hot water cylinder, coving.





OUTSIDE

Beautiful gardens to front and rear of the property with patioed areas, well stocked borders with a gravelled seating area.

GARAGE

19' 4" max x 10' 0" max (5.90m x 3.07m) Up and over door, pedestrian door to garden, light and power, water supply, space for freezer and tumble dryer, overhead storage space.

EPC RATING D

SERVICES

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

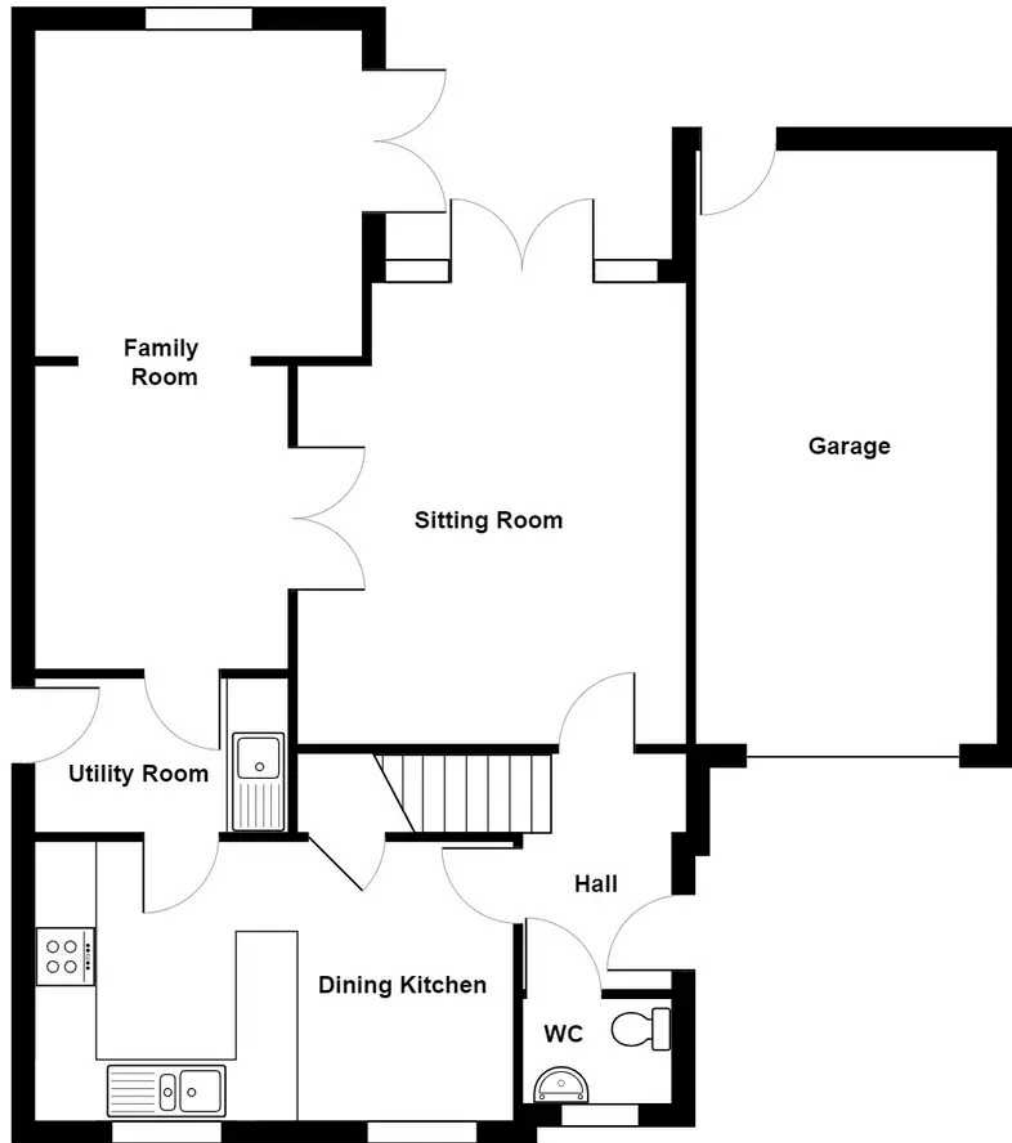
COUNCIL TAX: BAND D

TENURE: FREEHOLD

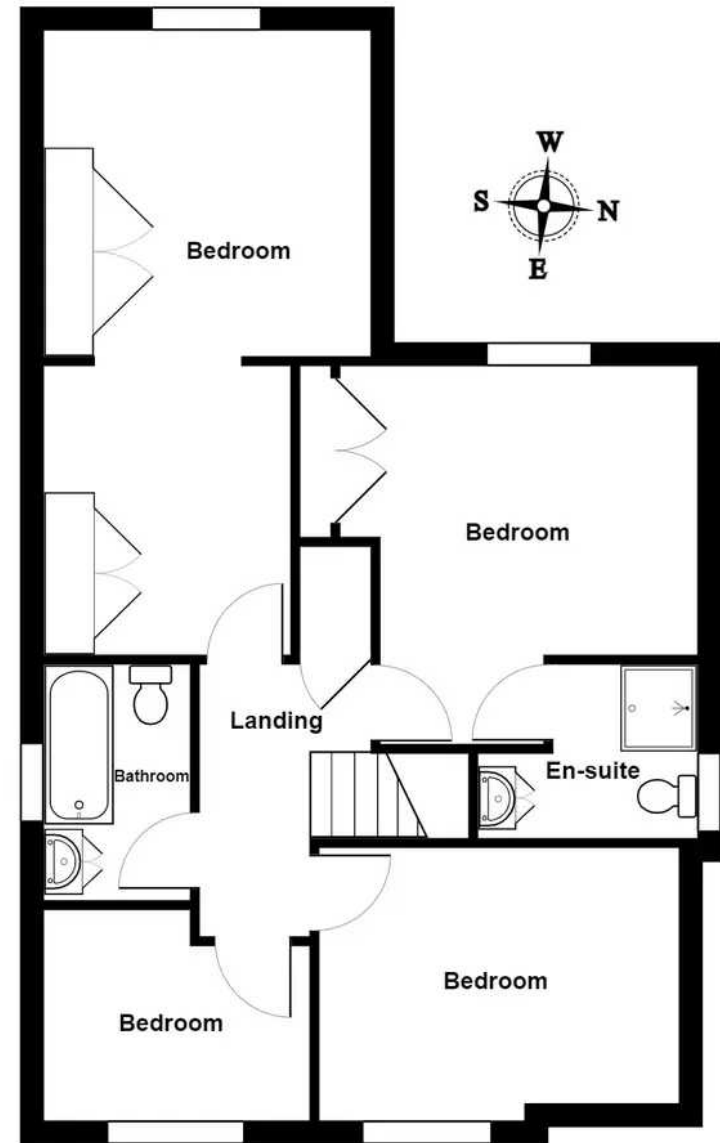
DIRECTIONS

From our Kendal Office proceed along the A5284 Windermere Road turning right at the traffic lights onto Burneside Road. Continue under the railway bridge taking the next turning on the left onto Briarigg. Proceed to turn right in to Laurel Gardens and turn left to find number 17 clearly marked on the left. **WHAT3WORDS:** flattery.tools.performed.





Ground Floor



First Floor

17 Laurel Gardens, Kendal
 Total Area: 139.3 m² ... 1500 ft²

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

112 Stricklandgate, Kendal - LA9 4PU

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

