



86 Vicarage Drive, Kendal
£275,000



86 Vicarage Drive

Kendal

A well presented detached property situated in a popular residential area to the South of Kendal town centre and being convenient for schools and local amenities, public transport services and the M6 motorway. It is a 20-minute scenic river walk or 10 minutes cycle into the centre of the market town of Kendal.

The accommodation briefly comprise a sitting room, dining room, a kitchen which is in need of renovation to the ground floor. There are three bedrooms and a bathroom to the first floor. The property benefits from gas central heating and double glazing.

Outside there are beautiful gardens to the front and rear with the rear garden having a shed and greenhouse included as well. There is a generous sized garage with ample driveway parking.

GROUND FLOOR

SITTING ROOM

17' 6" x 12' 11" (5.34m x 3.94m)

Both max. Double glazed window, radiator, living gas flame fireplace.

DINING ROOM

13' 6" x 9' 1" (4.11m x 2.78m)

Both max. Double glazed window, radiator, understairs storage.

KITCHEN

13' 7" x 7' 10" (4.14m x 2.39m)

Both max. Double glazed door, double glazed window, base units, stainless steel sink, space for oven, space for fridge freezer, plumbing for washer dryer, tiled splashback, built in cupboard.





FIRST FLOOR

BEDROOM

12' 5" x 11' 1" (3.78m x 3.37m)

Both max. Double glazed window, radiator.

BEDROOM

11' 6" x 10' 4" (3.50m x 3.15m)

Both max. Double glazed window, radiator.

BEDROOM

9' 8" x 7' 0" (2.95m x 2.14m)

Both max. Double glazed window, radiator.

BATHROOM

7' 3" x 7' 2" (2.20m x 2.19m)

Both max. Two double glazed window, heated towel radiator, three piece suite comprises W.C. wash hand basin to vanity and bath with mixer shower, partial tiling to walls, tiled flooring.

LANDING

9' 5" x 5' 2" (2.88m x 1.57m)

Both max. Loft access, built in cupboard housing hot water boiler.





OUTSIDE

An enclosed landscape garden to the rear with well stocked borders established hedges and rockery features. There is a shed and a greenhouse as well. To the front is a well kept lawn with hedges shrubs and rockery features.

GARAGE

24' 57" x 11' 35" (7.49m x 3.46m) Single glazed garage timber doors, timber side door, light and power.

EPC RATING D

SERVICES

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

COUNCIL TAX: BAND C

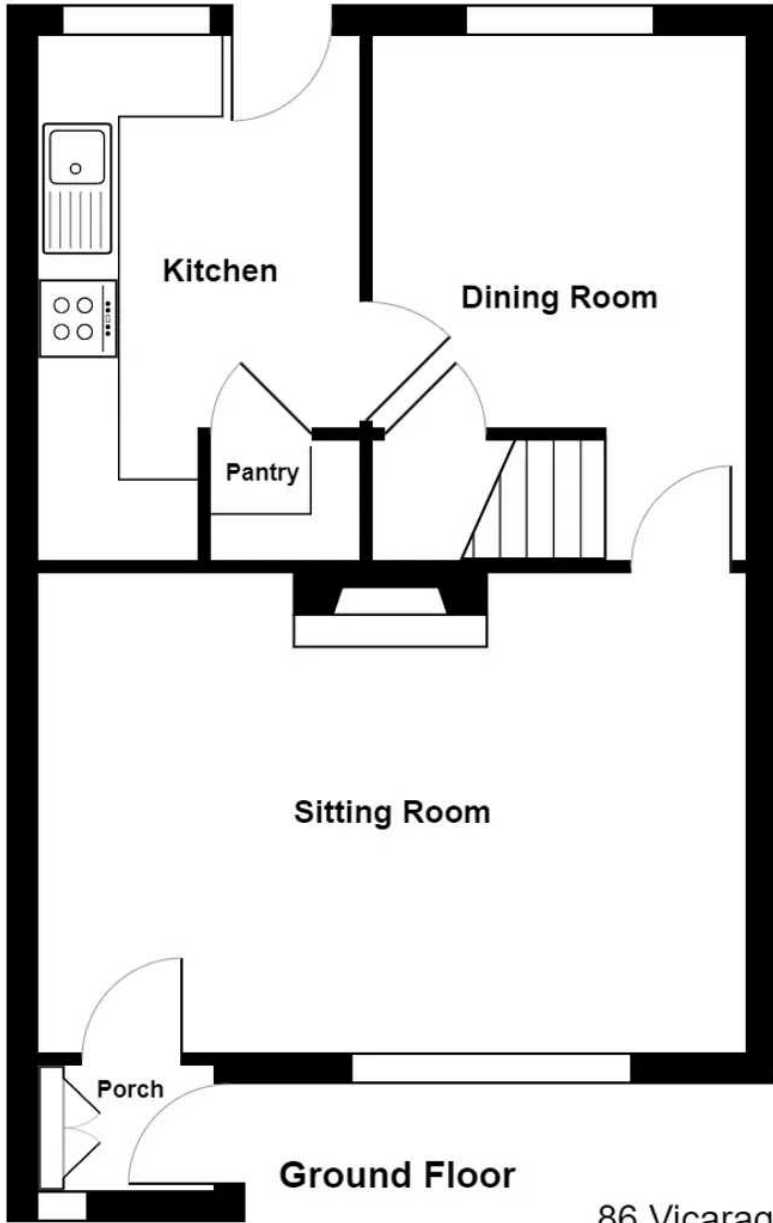
TENURE: FREEHOLD

DIRECTIONS

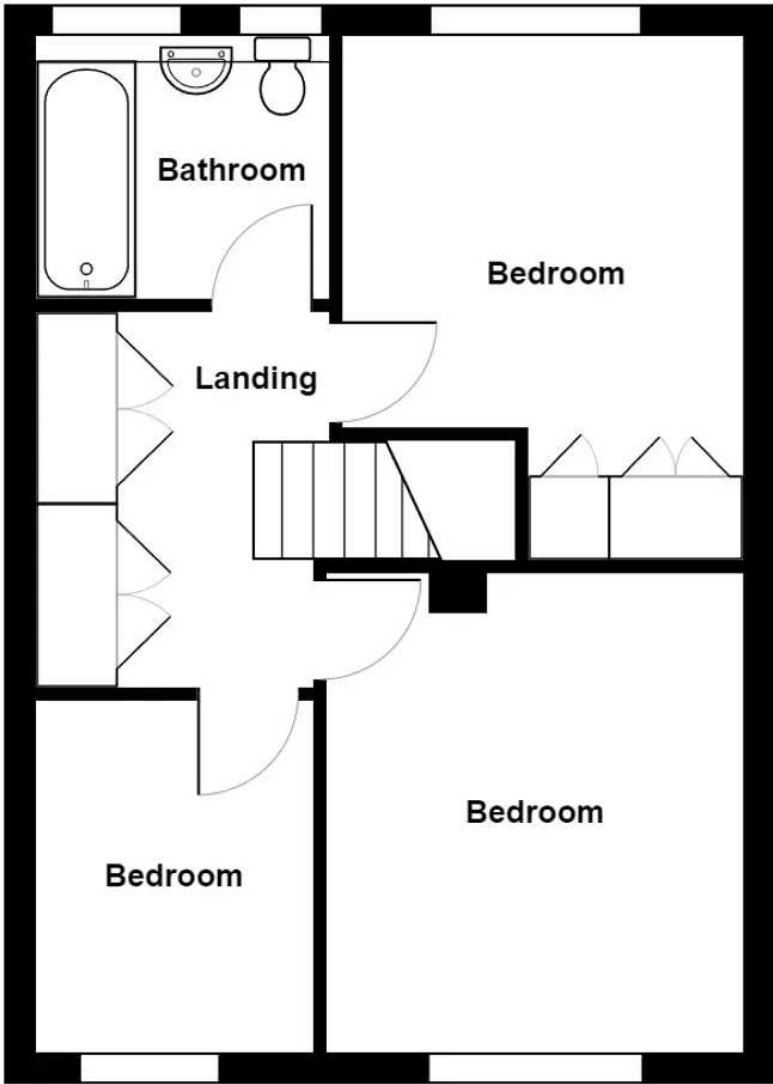
From Kendal town centre head south onto Milnthorpe Road and turn right at Kendal College on to Vicarage Drive. Proceed past the entrance to Kendal college following the double bend in the road to find number 86 situated on the right hand side.

WHAT3WORDS: fund.mercy.faced





Ground Floor



First Floor

86 Vicarage Drive, Kendal

Total Area: 83.0 m² ... 894 ft²



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