



Kendal

£265,000

24 Fowl Ing Lane, Kendal, Cumbria , LA9 6HB

A three bedroom semi detached house that is situated to the north of the town centre in a level and convenient location close to schools and shops and with the benefit of a garage, driveway with ample off road parking and a delightful gardens.

Now in need of updating and improving allowing the new owner the opportunity to alter the current layout into a home that suits their own requirements, this property would suit a range of buyers including those looking for their first home. The current accommodation offers three good bedrooms, bathroom, a living room and fitted dining kitchen. The property is being offered for sale with no upward chain and vacant possession on completion.

Quick Overview

- Traditional semi-detached property
- Living room & Kitchen
- Three bedrooms & bathroom
- Front & rear garden
- Off road parking and detached garage
- UPVC double glazing
- Gas central heating
- Convenient location close to schools & shops
- No upward chain
- Ultrafast Broadband speed upto 1000 MBPS



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1000 mbps



Off road Parking

Property Reference: K6696



Entrance Hall



Living Room



Kitchen



Bedroom 1

Location: Leaving Kendal on the Appleby Road take the right turning into Fowling Lane, where number 24 can be found on your right hand side towards the top of the road.

Property Overview: This traditional 3 bed semi-detached property enjoys a convenient location, within easy walking distance of the town centre with all its amenities and local shops.

The property benefits from gas central heating and double glazing and the accommodation offers an easy to manage layout with on the ground floor an entrance hall with staircase to the first floor and door into;

A spacious living room with large picture window to the front, coving to the ceiling, two fireside alcoves and timber fireplace with inset coal effect gas fire.

Through into the kitchen with a window and door leading to the rear garden. Fitted with a range of wall and base units with working surfaces and inset stainless steel sink with drainer. There is plumbing for a washing machine and space for a slot in oven, fridge and freezer. A useful under stairs cupboard and airing cupboard with hot water cylinder complete the room. Wall mounted gas boiler.

Upstairs you will find a landing with high level window providing plenty of light, a useful storage cupboard and access to the loft space.

There are three bedrooms, two to the front elevation and one to the rear that enjoys an aspect over the large rear garden.

The bathroom has part tiled walls and a three piece suite comprising; panel bath with shower mixer, pedestal wash hand basin and WC. UPVC double glazed window and radiator.

Completing the picture is a large detached garage, a driveway providing off road parking and a large private south facing rear garden.

Accommodation with approximate dimensions:
Ground Floor

Entrance Hall

Living Room

14' 7" x 12' 5" (4.44m x 3.78m)

Fitted Kitchen

18' 7" x 8' 2" (5.66m x 2.49m)

First Floor

Landing

Bedroom 1 (front)

12' 5" x 9' 11" (3.78m x 3.02m)

Bedroom 2 (front)

9' 1" x 8' 2" (2.77m x 2.49m)

Bedroom 3 (rear)

9' 2" x 8' 5" (2.79m x 2.57m)

Bathroom

Outside: Garage - with up and over door, power and light.

A driveway to the front leading to the garage offers parking for several.

To the front you will find a low maintenance gravelled garden complete with established hedges and shrubs. To the rear the property boasts a well-maintained, secure space with established borders with seasonal foliage, shrubs and hedges. A well tended lawn offers room for little ones to play and a gravelled area provides the perfect space for the new owners to enjoy alfresco dining.

Tenure: Freehold

Services: mains electricity, mains gas, mains water and mains drainage.

Council Tax: Westmorland & Furness Council - Band C

Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.

WHAT3WORDS: ///playful.unionists.ready



Bedroom 2



Bedroom 3



Bathroom



Rear Garden

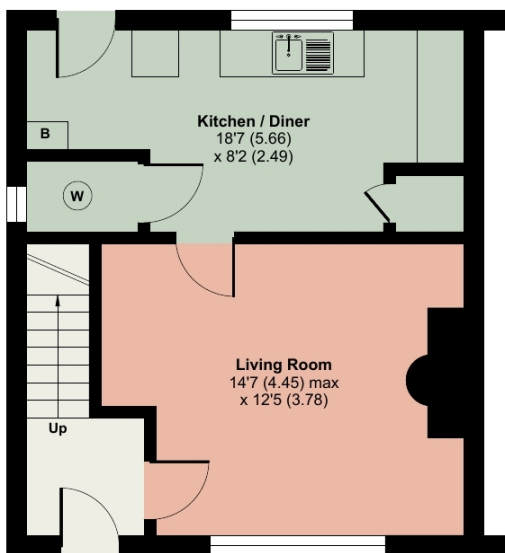
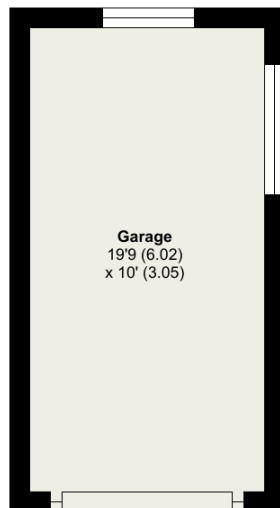
Fowl Ing Lane, Kendal, LA9

Approximate Area = 795 sq ft / 73.8 sq m

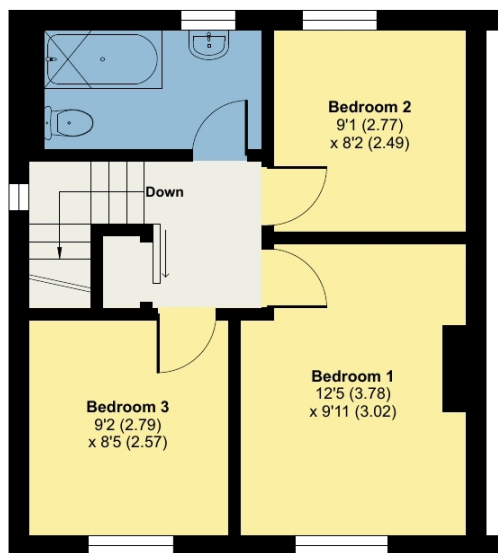
Garage = 197 sq ft / 18.3 sq m

Total = 992 sq ft / 92.1 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Hackney & Leigh. REF: 1010837

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