



Kendal

£270,000

6 Rusland Park, Kendal, Cumbria, LA9 6AJ

Rusland Park is a popular residential area just off Sedbergh Road being on a good bus route offering easy access to the town centre and all its amenities. This detached true bungalow offers a spacious layout with an open plan dining hall and kitchen, large living room, two bedrooms, conservatory and four piece bathroom. Now in need of some updating the property offers a new owner the opportunity to create a home to suit their own tastes.

The bungalow has the benefit of double glazing and gas central heating, together with a large garage, brick paved driveway that provides plenty of level off road parking along with well tended gardens, and a mature rear garden that is particularly private. With no upward chain and early possession available the next step is an appointment to view.

Quick Overview

- True detached bungalow
- Spacious layout
- Open plan dining hall & kitchen
- Large living room & conservatory
- Two bedrooms
- Four piece bathroom
- Large garage & driveway parking
- Well tended gardens
- No upward chain
- Broadband speed up to 80 Mbps



2



1



2



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80 Mbps



Large garage & driveway parking

Property Reference: K6699



Dining Hall



Living Room



Fitted Kitchen



Four Piece Bathroom

Location: Travelling out of Kendal along the A684, Sedbergh Road, proceed past the entrance to Sandylands and the allotments on your left and take the next turning right onto Rusland Park. Follow the road round bearing right, where number 6 can then be found on your right.

Property Overview: Rusland Park is located in a convenient location on a regular bus route into the town centre and within a short drive to the mainline railway station at Oxenholme, the M6 and the Lake District National Park.

Number 6 stands on a large level plot with attractive well tended gardens, a good driveway and large garage that offers great space for those with hobbies in mind and even with room for the car !

Inside you will find a spacious layout that benefits from gas central heating and double glazing.

Entering via a small entrance porch you step into a dining hall that is open to the kitchen. The kitchen is fitted with a range of wall and base units with glazed display cabinets, complementary work tops with a inset bowl and half sink and tiled splash backs. A double glazed window and door open to a covered side entrance.

Just off the dining hall is a L shaped living room with a large picture window to the front gardens and two side windows. Adam style fireplace with polished inset and hearth and living flame gas fire, four wall light points and two radiators.

The inner hallway accessed from the dining hall are the bedrooms and bathroom and access to the loft space via a fixed drop down loft ladder + electric lighting.

Both bedrooms are doubles and both have fitted bedroom furniture. Bedroom one has an ensuite with wash hand basin and WC. A door from the bedroom opens into a conservatory.

The UPVC double glazed conservatory overlooks the rear garden with a radiator making this a room for all year round use, and a door opens to the side with a pathway leading round to the garden and side of the bungalow.

A four piece bathroom completes the inside, with tiled flooring and walls, a panel bath, pedestal wash hand basin, WC and corner cubicle with Mira shower. Window, radiator and shaver and light point.

Accommodation with approximate dimensions:

Entrance Porch

Dining Hall

13' 7 max" x 9' 11 max" (4.14m x 3.02m)

Kitchen

9' 10" x 7' 3" (3m x 2.21m)

Living Room

21' 3" x 15' 1 max" (6.48m x 4.6m)

Inner Hall

Bedroom 1

Conservatory

12' 2" x 8' 10" (3.71m x 2.69m)

Bedroom 2

10' 9" x 9' 11" (3.28m x 3.02m)

Bathroom

Outside:

Garage 20' 8" x 10' 8" (6.3m x 3.25m) a large garage offering with up and over door, window, power and light.

To the front of the garage is a long level driveway providing ample off road parking.

The gardens at number 6 are landscaped and well designed. The front being planted with a wide variety of colourful shrubs and conifers. A bricked paved pathway leads to a covered side entrance with the rear garden beyond.

Tucked away to the rear, is a large enclosed mature garden that offers privacy and seclusion and a delightful almost secret setting. The lawns are well tended, the fences recently replaced and the flower beds and borders planted with a selection of shrubs, conifers and mature trees. An archway in the hedging opens into a sheltered sitting area that enjoys the afternoon sun.

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

Council Tax: Westmorland and Furness Council - Band D

Tenure: Freehold

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.



Bedroom 1



Bedroom 2



Delightful gardens



Rear aspect and garden

Rusland Park, Kendal, LA9

Approximate Area = 979 sq ft / 90.9 sq m

Garage = 220 sq ft / 20.4 sq m

Total = 1199 sq ft / 111.3 sq m

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: 1011504

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