



69 Scafell Drive, Kendal
£295,000



69 Scafell Drive

Kendal

A well proportioned link detached house occupying in a popular residential area conveniently placed for the amenities on offer both in and around the market town of Kendal. The property benefits from being on a local bus route and is within easy reach of the Lake District National Park, the mainline railway station at Oxenholme and road links to the M6.

The accommodation, which would benefit from being updated cosmetically, briefly comprises an entrance hall, sitting room, kitchen, conservatory and a porch to the ground floor and three bedrooms, shower room and a cloakroom to the first floor. The property benefits from double glazing and gas central heating.

Outside there are gardens to the front and rear together with off road parking to the front of the garage.

GROUND FLOOR

SITTING ROOM

24' 7" x 11' 10" (7.49m x 3.61m)

Both max. Double glazed door, double glazed window, radiator, electric fireplace,

KITCHEN

9' 10" x 9' 1" (2.99m x 2.78m)

Both max. Double glazed window, base and wall units, sink, integrated oven, gas hob, extractor/filter over, integrated fridge freezer, tiled splashback, built in cupboard, breakfast bar.

CONSERVATORY

13' 0" x 9' 1" (3.95m x 2.76m)

Both max. Double glazed door, double glazed window, radiator, light and power.

HALLWAY

14' 11" x 5' 8" (4.56m x 1.73m)

Both max. Double glazed door, radiator.

PORCH

6' 5" x 4' 4" (1.95m x 1.32m)

Both max. Double glazed door, double glazed windows, light and power.





FIRST FLOOR

BEDROOM

12' 9" x 12' 0" (3.88m x 3.67m)

Both max. Double glazed window, radiator.

BEDROOM

12' 7" x 11' 7" (3.84m x 3.53m)

Both max. Double glazed window, radiator.

BEDROOM

9' 11" x 6' 11" (3.02m x 2.12m)

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

SHOWER ROOM

5' 9" x 5' 0" (1.74m x 1.52m)

Both max. Double glazed window, radiator, two piece suite comprises wash hand basin, fully panelled shower cubicle with electric shower fitment, partial tiling to walls, extractor fan.

CLOAKROOM

6' 2" x 3' 2" (1.89m x 0.96m)

Both max. Double glazed window, radiator, W.C.

LANDING

9' 0" x 6' 1" (2.74m x 1.86m)

Both max. Double glazed window, built in cupboard housing hot water cylinder.





OUTSIDE

Gardens to the front and rear with a well kept enclosed rear garden with a lawn surrounded by well stocked borders and a greenhouse on a paved seating area. To the front is a paved seating area with gravelled features and shrubs.

GARAGE

16' 20" x 12' 17" (4.94m x 3.71m) Up and over door, double glazed door, double glazed window, water supply, plumbing for washer dryer, gas combination boiler, light and power.

EPC RATING E

SERVICES

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

COUNCIL TAX: BAND D

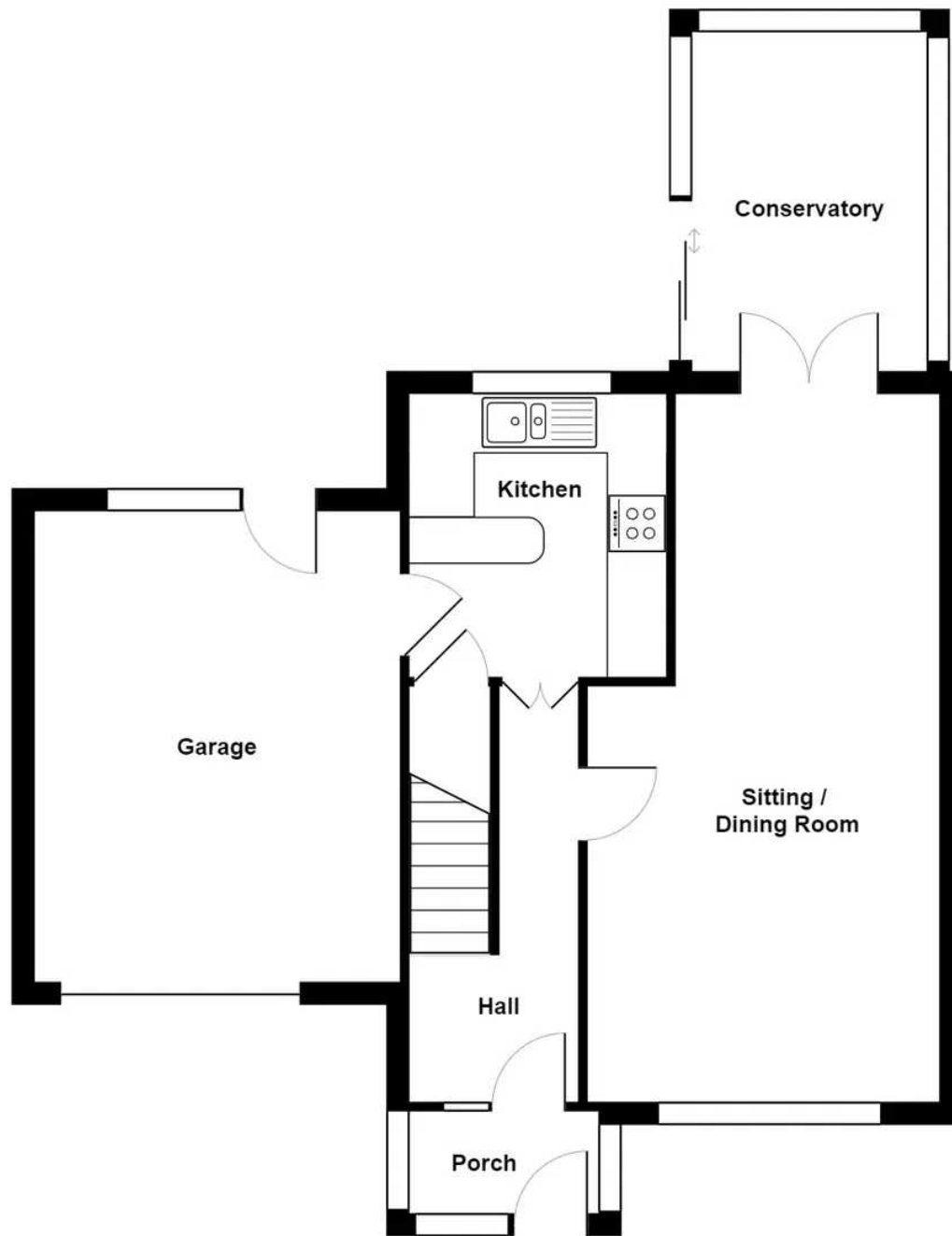
TENURE: FREEHOLD

DIRECTIONS

From the Kendal office proceed south on the A65 Burton Road, pass the leisure centre and at the traffic lights turn left and immediately left again on to Heron Hill. Proceed to turn right in to Esthwaite Avenue and continue up the hill to turn right in to Derwent Drive and turn left in to Scafell drive. Number 69 is located on the left.

WHAT3WORDS: hotel.loose.sheets



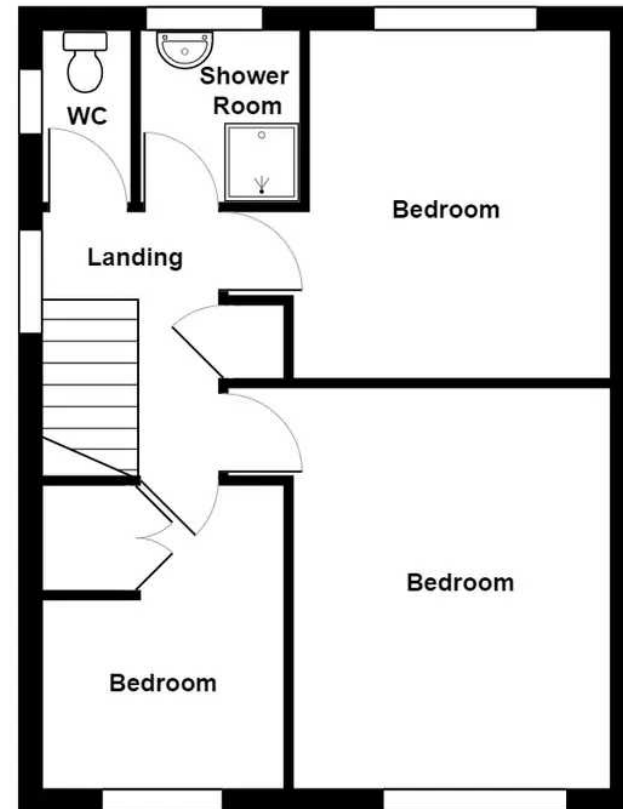


Ground Floor

69 Scafell Drive, Kendal

Total Area: 110.1 m² ... 1185 ft²

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



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