



Larch House, 7c Sedbergh Road, Kendal
£600,000



Larch House, 7c Sedbergh Road

Kendal

A stunning semi-detached residence situated in substantial private south facing gardens within this desirable location to the east of the market town of Kendal offering easy access to all the local amenities and schools along with the M6 motorway, mainline railway station at Oxenholme and the Lake District National Park. The property has been finished to a high standard with modern fixtures and fittings throughout including double glazing, gas central heating, contemporary dining kitchen and beautifully finished bathrooms.

The extremely well proportioned accommodation briefly comprises entrance hall, sitting room, kitchen diner, cloakroom and utility room to the ground floor. The first floor offers two bedrooms both with en-suite bathrooms. The property benefits from double glazing, gas central heating and a cellar.

Outside offers well kept gardens with a patio seating area to the rear and a well kept lawn to the front surrounded by well stocked borders. There is also a carport with light and power for the evenings and ample driveway parking.

LOWER GROUND FLOOR

GROUND FLOOR

SITTING ROOM

24' 5" x 17' 6" (7.44m x 5.34m)

Both max. Three single glazed windows, two radiators, multi fuel stove to feature fireplace, recessed spotlights, wood flooring.

KITCHEN/DINER

24' 11" x 20' 7" (7.60m x 6.27m)

Both max. Double glazed sliding door, double glazed window, radiator, good range of base units, integrated double oven, sink, , inductor hob, integrated appliances including fridge freezer and dishwasher, breakfast bar, recessed spotlights, part wood flooring, part tiled flooring.

CLOAKROOM

6' 8" x 4' 6" (2.04m x 1.38m)

Both max. W.C. wash hand basin, extractor fan, tiled flooring.

UTILITY ROOM

8' 5" x 4' 11" (2.57m x 1.51m)

Both max. Double glazed roof window, base units, stainless steel sink, plumbing for washer dryer, tiled splashback, recessed spotlight, tiled flooring.

ENTRANCE HALL

11' 9" x 11' 4" (3.57m x 3.45m)

Both max. Double glazed door, double glazed windows, double glazed roof window, feature staircase, stone features, built in cupboard, tiled flooring.

CELLAR

17' 7" x 13' 11" (5.35m x 4.25m)

Both max. Radiator, built in cupboard housing hot water cylinder and gas combination boiler, recessed spotlights.





FIRST FLOOR

BEDROOM

17' 11" x 15' 11" (5.45m x 4.85m)

Both max. Three single glazed windows with shutters, radiator, stand alone bath, tiled flooring, decorative feature fireplace, recessed spotlights.

EN-SUITE

7' 7" x 6' 5" (2.32m x 1.95m)

Both max. Heated towel radiator, three piece suite comprises W.C. wash hand basin, fully tiled walk in shower with thermostatic shower fitment, extractor fan, recessed spotlights.

BEDROOM

17' 0" x 17' 0" (5.19m x 5.17m)

Both max. Three single glazed windows with shutters, radiator, walk in cupboard, recessed spotlights.

EN-SUITE

5' 8" x 4' 0" (1.72m x 1.22m)

Both max. Heated towel radiator, three piece suite comprises W.C. wash hand basin to vanity, fully tiled shower cubicle with thermostatic shower fitment, extractor fan, recessed spotlights, wood flooring.

LANDING

9' 1" x 7' 6" (2.77m x 2.28m)

Both max. Radiator.





OUTSIDE

To the side of the property is a patio seating area surrounded by a gravelled area with well established shrubs, trees and hedges. To the front is a well kept lawn with surrounding hedges and a carport with light and power for the evening, a shed is also included.

OFF ROAD

Ample driveway parking for 5+ vehicles.

EPC RATING

SERVICES

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

COUNCIL TAX: BAND

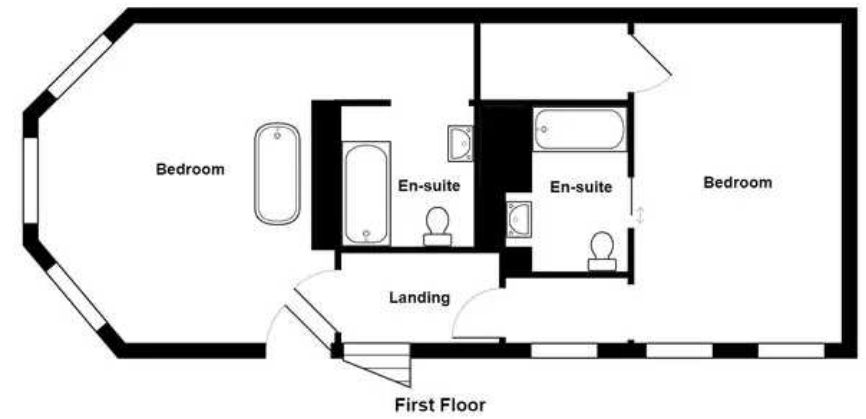
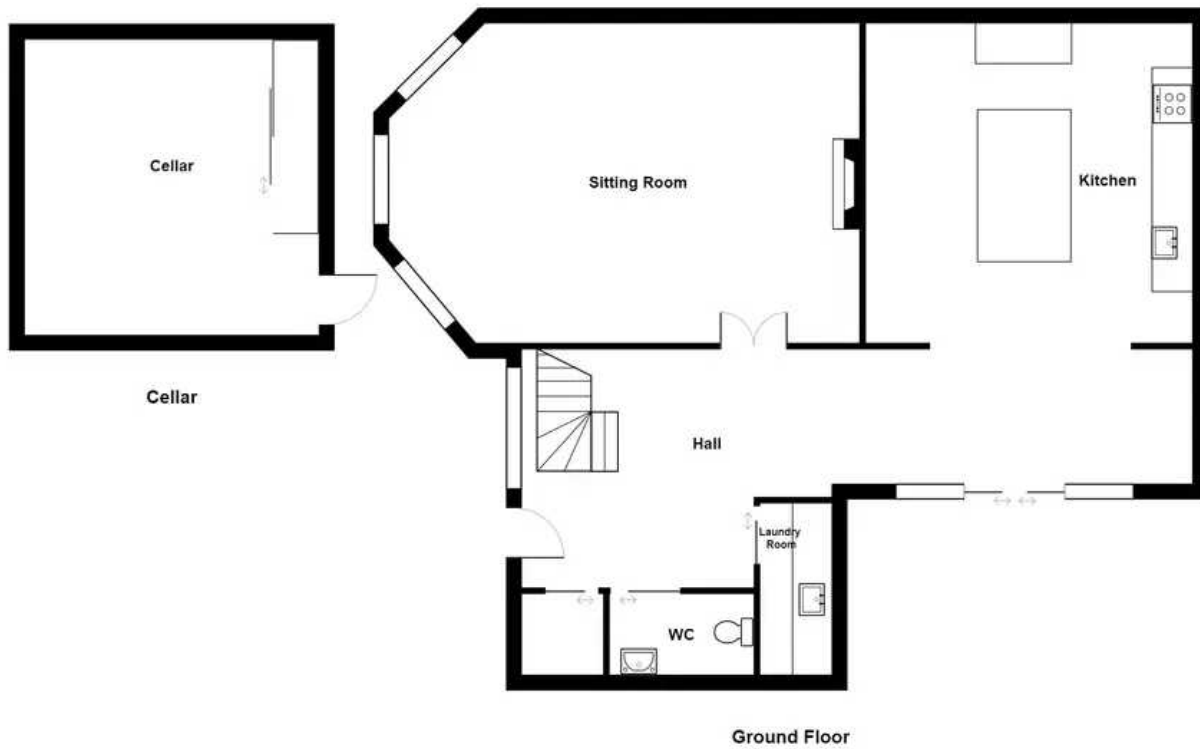
TENURE: FREEHOLD

DIRECTIONS

From Kendal Town Centre, proceed along Castle Street passing under the railway bridge and continuing into Sedbergh Road. Take the left turning after Eller Raise where Larch House, 7c is located on the left hand side.

WHAT3WORDS: large.motor.tinsel.





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Total Area: 176.6 m² ... 1901 ft²

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