



78 Rusland Park, Kendal  
£260,000



## 78 Rusland Park

Kendal

A delightful family home that is immaculately presented throughout and is located in a popular residential area of the Market Town of Kendal, conveniently located for both primary and secondary schools, public transport links, the supermarkets and the M6 motorway.

This well presented bungalow comprises a sitting room, dining room, kitchen, three bedrooms one having an en-suite and one could also be used as a lounge area, bathroom, and a porch to the ground floor. The property benefits from double glazing and gas central heating

Outside there are gardens to the rear with patio seating areas which gets the sun throughout the day and ample off road parking.

## GROUND FLOOR

### PORCH

4' 4" x 3' 1" (1.32m x 0.93m)

Both max. Double glazed door, double glazed window.

### SITTING ROOM

12' 6" x 11' 11" (3.80m x 3.63m)

Both max. Double glazed window, radiator.

### KITCHEN

9' 5" x 6' 10" (2.86m x 2.08m)

Both max. Double glazed window, radiator, good range of base and wall units, stainless steel sink, integrated oven, electric hob, extractor/filter over, integrated fridge, plumbing for washer dryer, tiled splashback, built in cupboard, Amtico flooring

### DINING ROOM

10' 2" x 8' 5" (3.10m x 2.57m)

Both max. Double glazed sliding window, radiator, Amtico flooring.

### HALLWAY

3' 3" x 3' 2" (0.99m x 0.97m)

Both max. Loft access, Amtico flooring.





### **BEDROOM**

16' 1" x 8' 11" (4.90m x 2.72m)

Both max. Double glazed window, radiator.

### **BEDROOM/LOUNGE**

12' 4" x 9' 8" (3.77m x 2.94m)

Both max. Double glazed window, radiator.

### **EN-SUITE**

5' 11" x 3' 10" (1.80m x 1.18m)

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

### **BATHROOM**

7' 5" x 5' 5" (2.26m x 1.65m)

Both max. Heated towel radiator, three piece suite comprises W.C. wash hand basin to vanity and bath with thermostatic shower over, fully tiled walls, extractor fan, tiled flooring.





## OUTSIDE

An enclosed garden with a raised patio seating area which gets the sun all day.

## OFF ROAD

Ample driveway parking.

## EPC RATING

## SERVICES

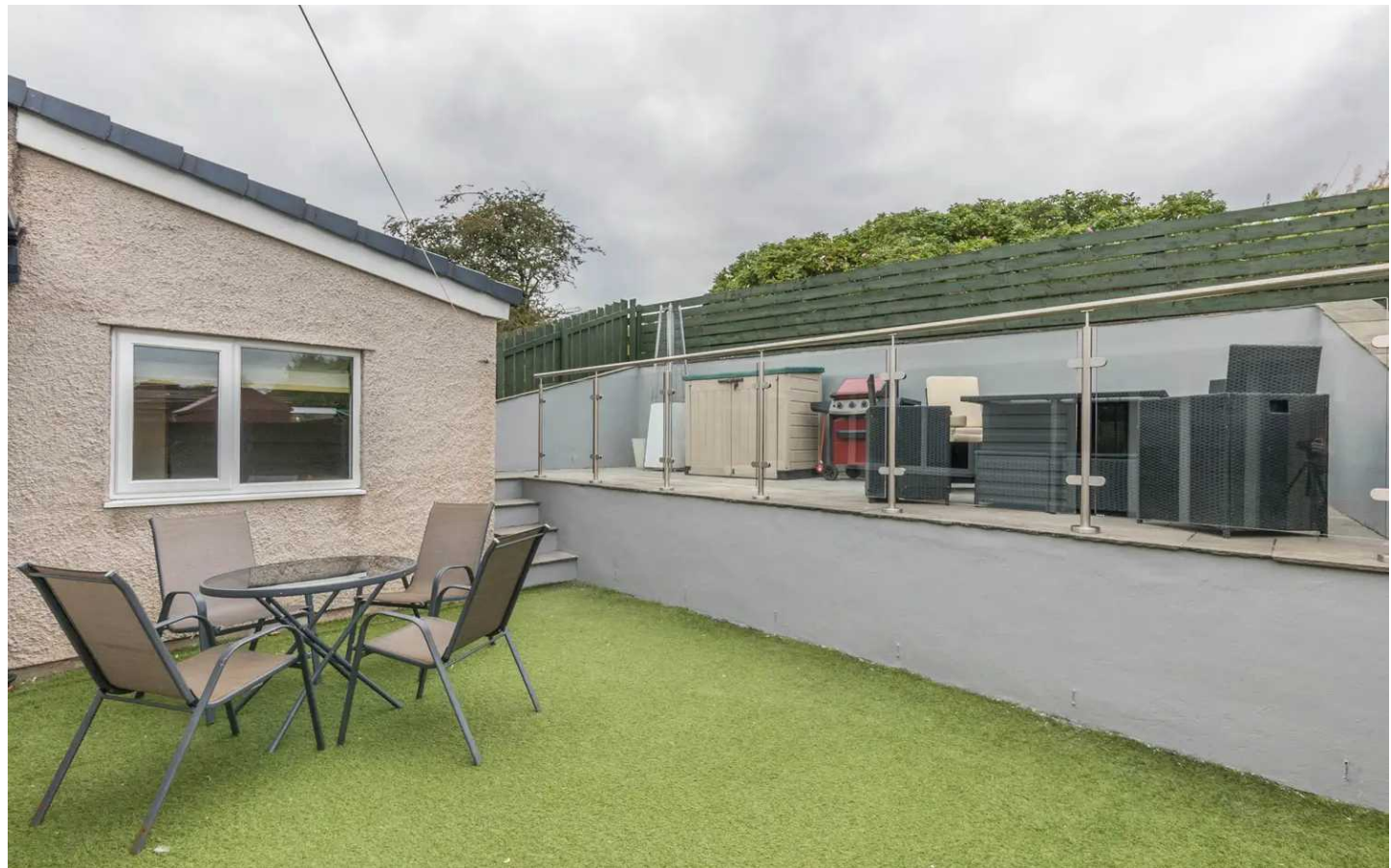
Mains electric, mains gas, mains water, mains drainage.

## COUNCIL TAX: BAND B

## TENURE: FREEHOLD

## DIRECTIONS

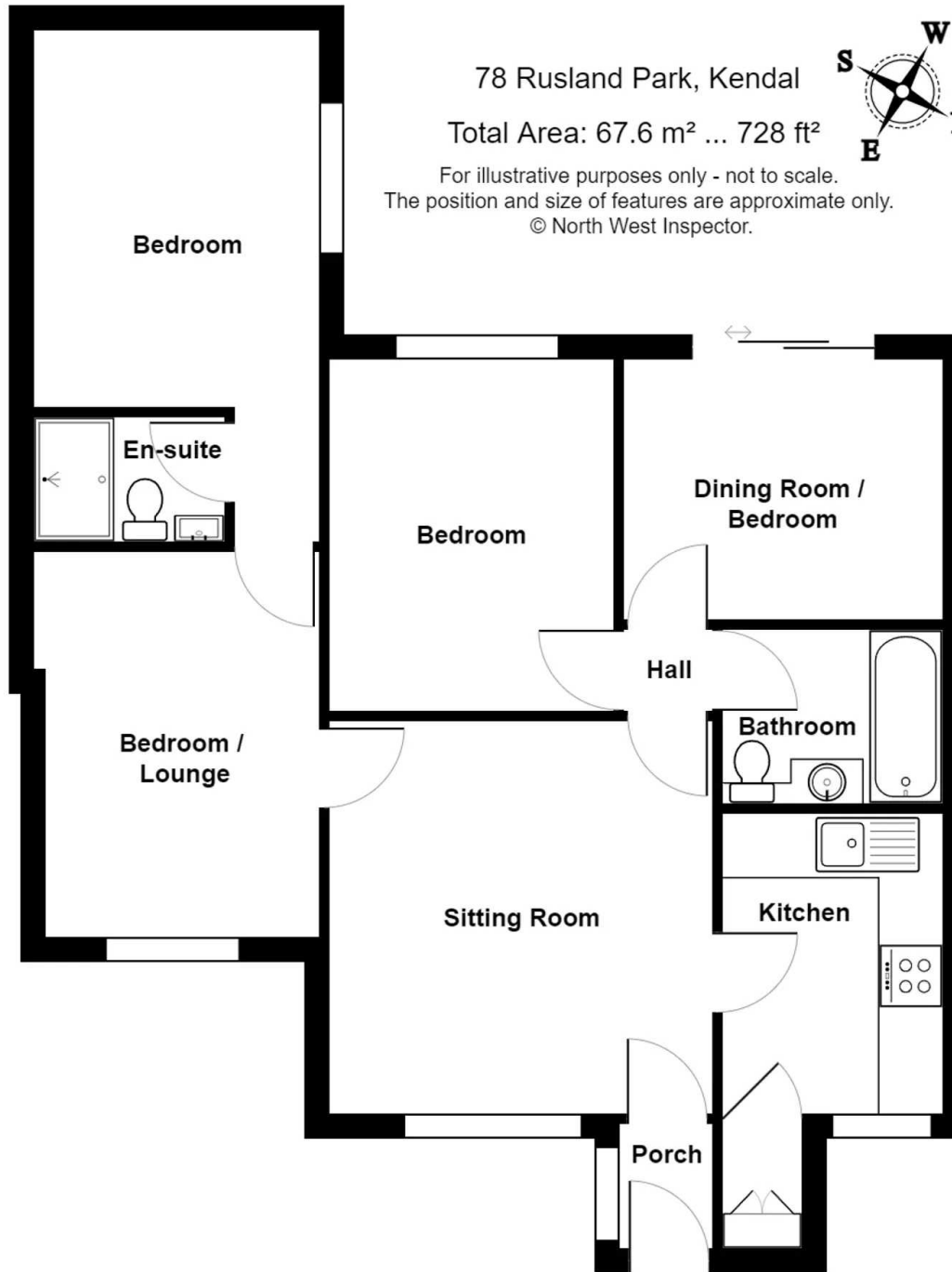
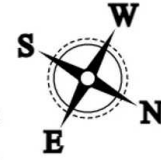
Leaving Kendal along the A684 Sedbergh Road, pass the allotments on your left and take the next right onto Rusland Park. Follow the road round bearing right on to Rusland Park and number 78 can be found on your right hand side. WHAT3WORDS: state.orbit.tells



78 Rusland Park, Kendal

Total Area: 67.6 m<sup>2</sup> ... 728 ft<sup>2</sup>

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