



28 Loughrigg Avenue, Kendal  
£250,000



## 28 Loughrigg Avenue

Kendal

A well proportioned semi detached bungalow situated within a very popular residential area towards the south of the market town of Kendal and is set back from the road occupying a pleasant position with similar properties. The bungalow is conveniently placed for the local convenience store and bus routes to the town centre.

The accommodation a sitting room, kitchen, two bedrooms, conservatory and a modern wet room. The bungalow benefits from double glazing and gas central heating.

Outside offers delightful, generous garden to the rear with ample patio seating areas and a shed including. Ample driveway parking.

## GROUND FLOOR

### ENTRANCE HALL

4' 4" x 3' 3" (1.33m x 1.00m)

Both max. Double glazed door, double glazed window.

### SITTING ROOM

16' 8" x 12' 0" (5.09m x 3.67m)

Both max. Double glazed window, radiator, living gas flame fireplace.

### KITCHEN

13' 11" x 10' 4" (4.23m x 3.16m)

Both max. Double glazed door, double glazed windows, radiator, good range of base and wall units, stainless steel sink, integrated oven, gas hob, space for fridge freezer, plumbing for washer dryer, tiled splashback, recessed spotlights.

### HALLWAY

5' 3" x 4' 8" (1.59m x 1.41m)

Both max. Loft access, built in cupboard housing gas combination boiler.

### BEDROOM

14' 1" x 11' 9" (4.28m x 3.59m)

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

### BEDROOM

11' 6" x 10' 8" (3.51m x 3.24m)

Both max. Double glazed window, radiator.

### BATHROOM

8' 11" x 6' 5" (2.72m x 1.95m)

Both max. Double glazed window, heated towel radiator, three piece suite comprises W.C. wash hand basin to vanity, walk in shower with thermostatic shower fitment, fully tiled walls, recessed spotlights.

### CONSERVATORY

12' 4" x 9' 11" (3.75m x 3.01m)

Both max. Double glazed door, double glazed windows, radiator.





## OUTSIDE

An enclosed rear garden with ample patio seating areas, gravelled area and a shed included. The garden can be accessed from the conservatory or the side of the property. Ample driveway parking to the front.

## OFF ROAD

Ample driveway parking.

## EPC RATING D

## SERVICES

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

## COUNCIL TAX: BAND C

## 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 take the first right on to Loughrigg Avenue. Number 28 can be found set back on the right hand side directly adjacent to the Tarn Close turning.

**WHAT3WORDS:** shift.soft.singer.



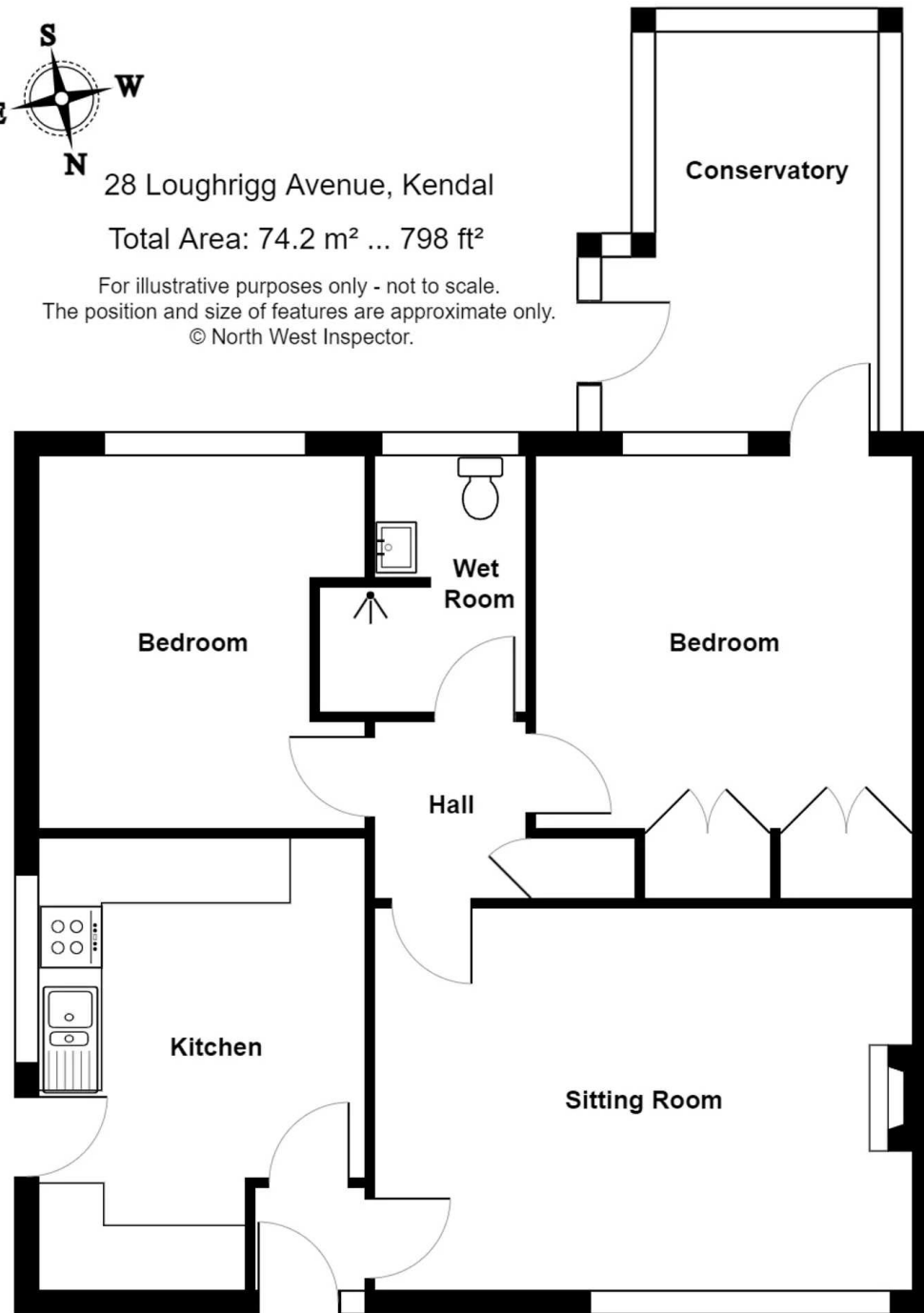


28 Loughrigg Avenue, Kendal

Total Area: 74.2 m<sup>2</sup> ... 798 ft<sup>2</sup>

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

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## THW Estate Agents

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