



Kendal

£425,000

36 Stonecross Road, Kendal, Cumbria , LA9 5HR

An excellent four-bedroom extended semi-detached bungalow in one of Kendal's most popular residential areas to the south of the town with the convenience of easy access to schools, shops and the Kendal bypass. The property has the benefit of a driveway, integral garage and garden to the front, and a large enclosed rear garden with paved patio to the rear.

The accommodation briefly comprises an entrance hallway, living room open to the dining area, breakfast kitchen, utility room, three bedrooms and bathroom to the ground floor. To the first floor there is the main bedroom and bathroom.

Quick Overview

Excellent extended semi-detached bungalow
 Bright & airy living room with dining area
 Breakfast kitchen
 Four bedrooms
 Two bathrooms
 Integral garage with driveway for off-road parking
 Beautifully landscaped front & rear gardens
 Double glazing throughout
 Gas central heating
 Superfast broadband speed up to 80 Mbps



4



2



1



D



80
Mbps



Integral garage with
driveway for off-road
parking

Property Reference: K6732



Bedroom Four



Bedroom Three



Bedroom Two



Bathroom

Location: Situated in one of Kendal's most popular residential areas. Stonecross Road can be found by leaving Kendal on the Milnthorpe Road proceeding through the traffic lights at Romney Road. Continue past Romney's and take the third turning on the right just before the Stonecross Manor Hotel. Bear left into Stonecross Road and number 36 can then be found on your right hand side.

Property Overview: This well-presented semi-detached bungalow has been extended to create a home which will appeal to a wide-range of purchasers.

As you step inside, you'll be greeted by a welcoming entrance hallway with access to the loft by hatch and cupboard with room for everyday coats and shoes.

On the ground floor you will find bedrooms two, three and four. Bedrooms two and three are both doubles with pleasant outlooks over the front and rear gardens. Bedroom two incorporates fitted furniture comprising of; wardrobes and chest of drawers.

Bedroom four is a good-sized single room with again, a pleasant outlook over the front garden and would make an ideal home office.

The bathroom is fitted with a three piece suite in comprising; a panel bath with electric shower over, vanity unit with wash hand basin and a W.C. The walls are part tiled, there is a radiator and a window.

The spacious living room is a staggered room that is open to the dining area and is the heart of this home, perfect for entertaining family and friends. Natural lights pours in from the large window overlooking the front garden and the patio doors leading to the rear garden, creating a bright and inviting atmosphere. The main focal point is the gas fire with oak surround and polished marble inset and hearth.

The breakfast kitchen is fitted with a range of wall, base and drawer units with complimentary working surfaces, inset stainless steel sink with drainer and part-tiled walls. Built-in appliances include; a four ring ceramic hob with stainless steel extractor over, oven and integrated fridge. There is splendid views again looking out over the rear garden.

A separate utility room adds practicality to your daily routines, with complementary working surfaces with ample space for a tumble dryer, fridge freezer and there is plumbing for a washing machine and dishwasher. There is a window looking out onto the garden and there is access to the integral garage, side garden and stairs to the first floor level.



Living Room



Dining Area



Kitchen



Kitchen



Utility Room



Four-Piece Suite Bathroom

Ascending the stairs to the first floor landing, the window and Velux above lights up the room with natural sunlight complementing the exposed beam.

Bedroom one includes a range of fitted furniture wardrobes ensuring plenty of storage. A window to the front aspect provides a stunning view overlooking the front garden and with distant views to hills and beyond.

To complete the picture, the upstairs bathroom comprises a four piece suite comprising of; a wooden panel bath and mixer taps, shower cubicle with rainfall head, W.C and pedestal wash hand basin. The walls are part tiled with the shower area having had recently new shower panels. There is a radiator and a window overlooking the rear garden.

Accommodation with approximate dimensions:

Ground Floor:

Entrance Hall

Living Room

24' 3" x 15' 10" (7.39m x 4.83m)

Dining Area

Kitchen

11' 7" x 9' 2" (3.53m x 2.79m)

Utility Room

10' 6" x 8' 3" (3.2m x 2.51m)

Bedroom Two

12' 2" x 11' 1" (3.71m x 3.38m)

Bedroom Three

12' 5" x 9' 5" (3.78m x 2.87m)

Bedroom Four

9' 6" x 6' 6" (2.9m x 1.98m)

Bathroom

First Floor:

Landing

Bedroom One

15' 3" x 9' 11" (4.65m x 3.02m)

Four-Piece Bathroom

Integral Garage 18' 5" x 10' 7" (5.61m x 3.23m) With a up and over door, power, light and wall-mounted gas fired boiler. There is a personal door then leads directly into the utility room, perfect for unloading your shopping bags on a rainy day!



Bedroom One





Bedroom One

Outside: To the front of the property there is off-road parking leading to the garage and a pathway with a couple of steps up to the front door. There is an easy to maintain lawn with planted borders.

To the side, there is access round to the rear private garden by pathway and a gate. Beautifully landscaped with a large lawned area with planted borders and plentiful room for a seating to entertain friends and family in those summer months! The borders are fenced with wood panels and hedgerow.

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

Tenure: Freehold.

Council Tax: Westmorland & Furness Council - Band D

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.

What3Words: ///seat.aspect.option

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Viewings available 7 days a week including evenings with our dedicated viewing team
Call **01539 729711** or request online.



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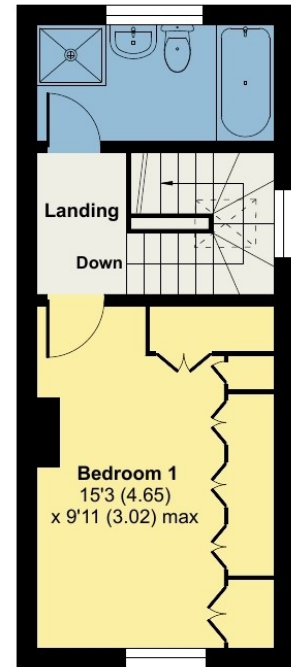
Stonecross Road, Kendal, LA9

Approximate Area = 1282 sq ft / 119.1 sq m

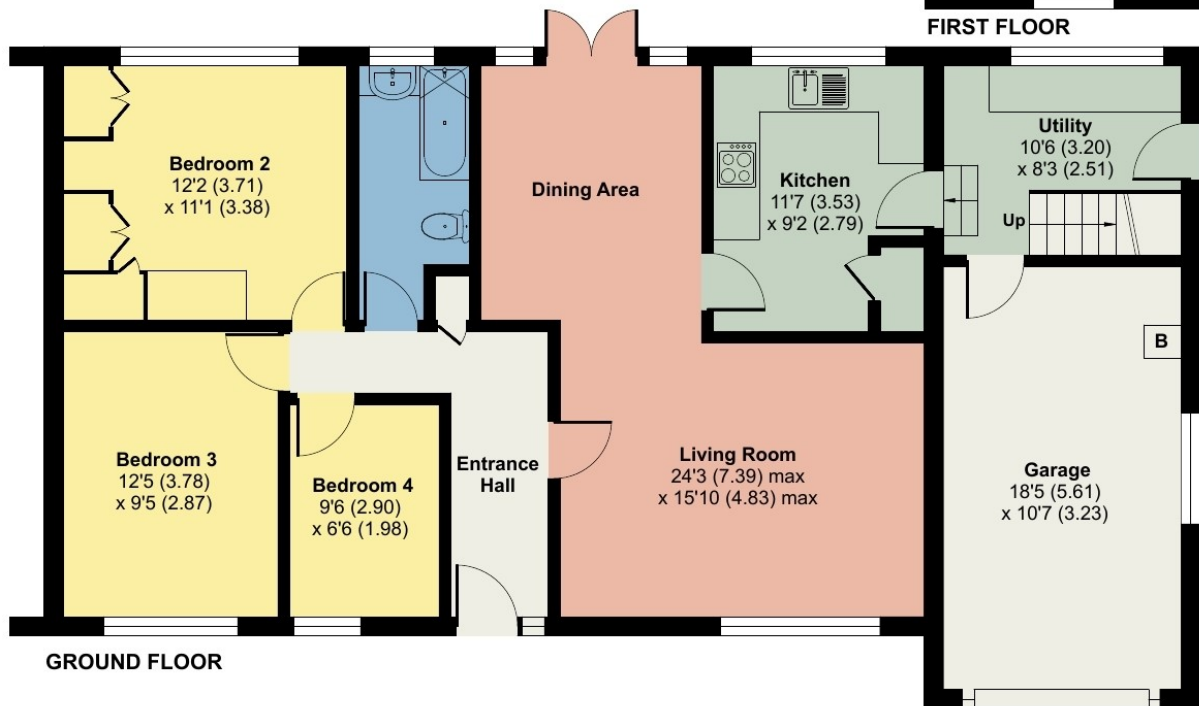
Garage = 190 sq ft / 17.6 sq m

Total = 1472 sq ft / 136.7 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄che.com 2023. Produced for Hackney & Leigh. REF: 1037087

A thought from the owners... "This has been a wonderful family home where the existing owners have enjoyed the quiet and peaceful location of Stonecross Road for many years!"

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