



65 Lingmoor Rise, Kendal
£220,000 Freehold

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65 Lingmoor Rise is a link detached bungalow occupying a cul-de-sac location and being situated in this popular location within the market town of Kendal. Close to a bus route and Oxenholme Railway Station and offering easy access in to the town and the A591.

The well maintained home features one double bedroom, a sitting room and a well-fitted kitchen and bathroom with the added benefits of gas central heating, double glazing and a garage.

There are delightful low maintenance gardens. The front garden is adorned with established planting and features shingle, providing a neat and attractive entrance. The front garden also offers sufficient off road parking space for two vehicles. The rear garden is enclosed and has a patio seating area and is finished with shingle, enhancing its low maintenance nature.

The property is being sold with no upper chain, ensuring a smooth and hassle-free purchasing process. Overall this one bedroom bungalow presents an excellent opportunity for those seeking a well-maintained and conveniently located property.

ENTRANCE HALL

5' 9" x 4' 1" (1.74m x 1.24m)

Double glazed door with adjacent double glazed window, radiator, built in cloaks cupboard.

SITTING ROOM

15' 10" x 9' 9" (4.83m x 2.97m)

Double glazed window, radiator, feature electric fireplace, coving.

KITCHEN

12' 10" x 5' 8" (3.92m x 1.73m)

Double glazed door, double glazed window, radiator, good range of base and wall units, stainless steel sink, electric oven, electric hob with extractor/filter over, space for a fridge, tiled splashbacks, coving, built in storage cupboard housing the gas central heating boiler.





BEDROOM

10' 10" x 10' 2" (3.30m x 3.09m)

Double glazed window, radiator, excellent range of built in wardrobes, coving, loft access.

BATHROOM

6' 4" x 5' 5" (1.93m x 1.64m)

Double glazed window, radiator, three piece suite comprises W.C. wash hand basin and bath with electric shower over, tiled walls.

OUTSIDE

The gardens are low maintenance with the front garden having established planting with shingle and off road parking for two vehicles. The rear garden is enclosed with a patio seating area and shingle.

GARAGE

4.85m x 2.80m (15' 10" x 9' 2")

Up and over door, light and power, plumbing for a washing machine, double glazed door to rear garden.

SERVICES

Mains water, drainage, electric and gas.

EPC Rating D.

Council Tax Band: B

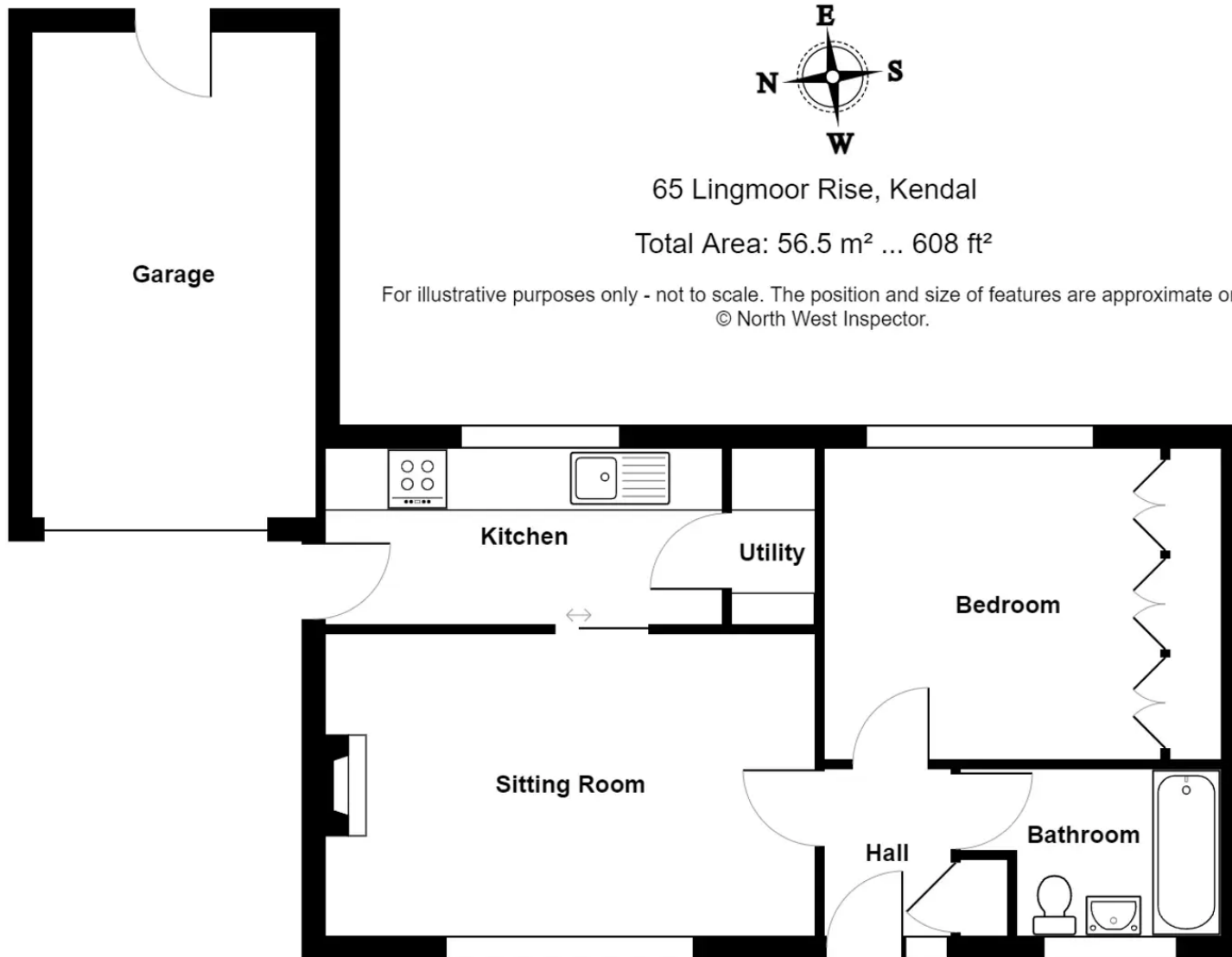
Tenure: Freehold

DIRECTIONS

From the A65 Lound Road turn into Park Side Road and continue past Netherfield Cricket Ground. Turn right on to Valley Drive just before the railway bridge and continue along bearing right on to Lingmoor Rise. Turn right on to the cul-de-sac signposted no43-83, bear to the left and number 65 is then located on the right hand side.

WHAT3WORDS jacket.solid.pound





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Total Area: 56.5 m² ... 608 ft²

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