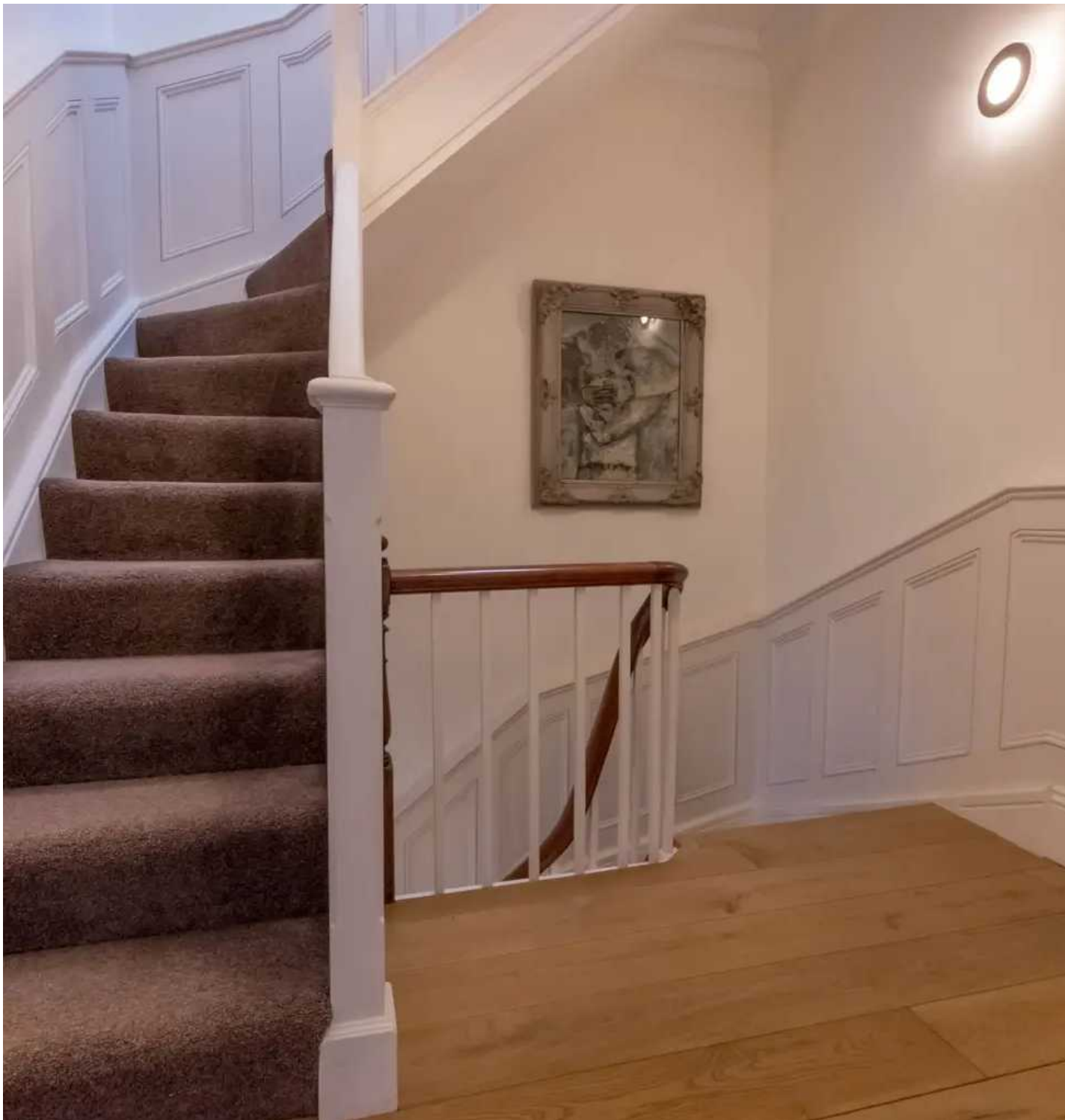




16 Horncop Lane, Kendal
£700,000



16 Horncop Lane

Kendal

A substantial end terraced residence which was constructed in 1926 and located in a popular residential area to the north of the market town offering convenient access to all the local amenities as well as the M6 motorway and the Lake District National Park. Occupying an elevated position the property enjoying fantastic panoramic views over the town towards Benson Knott.

The well proportioned accommodation briefly comprises entrance hall, sitting room with open fireplace, dining room, kitchen diner, utility room, cloakroom to the ground floor. The first floor offers three bedrooms one with an en-suite and a family bathroom. With the second floor offering two bedrooms with fantastic views and a shower room. The property has been well maintained and benefits from gas central heating, double glazing, underfloor heating to the ground floor and ample basement space.

Outside offers pleasant landscape gardens to both the front and especially the rear with ample driveway parking to the front of the property.

LOWER GROUND FLOOR

BASEMENT

19' 2" x 16' 11" (5.83m x 5.15m)

Both max. Double glazed door, double glazed window, radiator, water supply, light and power.

BASEMENT

18' 3" x 6' 1" (5.57m x 1.86m)

Both max. Double glazed window, radiator, light and power.

GROUND FLOOR

ENTRANCE HALL

19' 11" x 11' 9" (6.06m x 3.57m)

Both max. Single glazed window, underfloor heating.

SITTING ROOM

19' 5" x 17' 9" (5.91m x 5.40m)

Both max. Two double glazed windows, open fireplace, wood flooring, underfloor heating.

DINING ROOM

14' 6" x 12' 10" (4.43m x 3.92m)

Both max. Two double glazed doors, double glazed windows, recessed spotlights, wood flooring, underfloor heating.

KITCHEN/DINER

23' 0" x 16' 2" (7.00m x 4.92m)

Both max. Double glazed doors, double glazed window, two double glazed Velux windows, good range of base and wall units, stainless steel sink, Kenwood oven with eight piece hob with extractor/filter over, integrated microwave, space for fridge freezer, integrated dishwasher, recessed spotlights, slate flooring, underflooring heating.

UTILITY ROOM

8' 5" x 7' 11" (2.57m x 2.41m)

Both max. Double glazed door, double glazed window, base units, sink, integrated washer dryer, built in cupboard, slate flooring, underfloor heating.

CLOAKROOM

5' 9" x 4' 0" (1.76m x 1.21m)

Both max. W.C. wash hand basin, partial tiling to walls, extractor fan, recessed spotlights, slate flooring, underflooring heat.





FIRST FLOOR

LANDING

11' 1" x 8' 8" (3.39m x 2.65m)

Both max. Radiator, wood flooring.

BEDROOM

18' 11" x 13' 0" (5.77m x 3.96m)

Both max. Double glazed windows, radiator, wood flooring.

EN-SUITE

9' 1" x 8' 4" (2.76m x 2.54m)

Both max. Double glazed window, heated towel radiator, three piece suite comprises W.C. wash hand basin, fully tiled shower cubicle with thermostatic shower fitment, extractor fan, recessed spotlights, tiled flooring.

BEDROOM

11' 6" x 11' 1" (3.50m x 3.38m)

Both max. Double glazed window, radiator, fitted desk, wood flooring.

BEDROOM

10' 5" x 10' 0" (3.18m x 3.06m)

Both max. Double glazed window, radiator, wood flooring.

BATHROOM

12' 9" x 10' 1" (3.88m x 3.08m)

Both max. Double glazed window with fitted blinds, heated towel radiator, four piece suite comprises W.C. wash hand basin and bath with mixer shower, fully tiled shower cubicle with thermostatic shower fitment, built in cupboard housing hot water cylinder and gas combination boiler, extractor fan, recessed spotlights, wood flooring.





SECOND FLOOR

LANDING

16' 10" x 4' 6" (5.12m x 1.36m)

Both max. Two double glazed Velux windows, radiator, built in cupboard, eaves storage, wood flooring.

BEDROOM

14' 3" x 10' 3" (4.34m x 3.12m)

Both max. Two double glazed Velux windows, radiator, fitted cupboards and desk, eaves storage, wood flooring.

BEDROOM

13' 2" x 12' 8" (4.01m x 3.85m)

Both max. Two double glazed windows, radiator, fitted wardrobe/cupboards and desk, eaves storage, wood flooring.

SHOWER ROOM

6' 8" x 5' 2" (2.03m x 1.58m)

Both max. Double glazed Velux window, heated towel radiator, three piece suite comprises W.C. wash hand basin, fully tiled shower cubicle with electric shower fitment, extractor fan, wood flooring.

OUTSIDE

To the front of the property is paved and gravelled area with space for potted plants which leads to the main door. At the side of the property there is a path that continues to the rear where there is a landscape garden with a patio seating area with ample space for garden furniture and potted plants. Stone steps lead the way to the rear of the garden which is enclosed with trees, hedges, borders for planting and seating space at the top.

OFF ROAD

Ample driveway parking to the front of the property.

EPC RATING D

SERVICES

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

COUNCIL TAX: BAND F

TENURE: FREEHOLD

DIRECTIONS

From our Kendal office proceed north along the A5284 Stricklandgate turning right at the traffic lights towards Burneside. Continue along Burneside Road and the turning for Horncop Lane where number 16 is located on the right hand side.

WHAT3WORDS: starfish.goats.nursery





Basement

Ground Floor

First Floor

Second Floor

16 Horncop Lane, Kendal

Total Area: 264.5 m² ... 2847 ft²

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