



## Kendal

£295,000

50 Wattsfield Road, Kendal, Cumbria, LA9 5JN

Introducing this well-maintained true detached bungalow situated on the popular location of Wattsfield Road, off Milnthorpe Road, ideal for local schools, amenities, transport services and links to the M6.

The accommodation briefly comprises a living room, fitted kitchen, garden room, three bedrooms and shower room. The property benefits from a detached garage, ample off road parking and well tended front and rear gardens. Don't miss out on the opportunity to make this traditional detached bungalow your own. Contact us today to arrange an early viewing.

### Quick Overview

True detached bungalow  
Living room, garden room & fitted kitchen  
Three bedrooms & shower room  
Detached garage  
Ample off road parking  
Well tended gardens  
Convenient location for local amenities  
Situated on a surprisingly large level plot  
Early viewing recommended  
Area of ultrafast broadband speed upto  
1000MBPS



3



1



2



E



1000  
MBPS



Garage & off road  
parking

Property Reference: K6770





Entrance Hall



Living Room



Kitchen



Bedroom 1

**Location:** Leaving Kendal on the Milnthorpe Road take the first turning left after the traffic lights at Romney Bridge into Wattsfield Road follow the road round bearing left and number 50 can then be found on your right hand side.

**Property Overview** This true detached bungalow stands a level plot with good sized rear garden, a detached garage and excellent driveway providing that all important secure off road parking.

The property has been well maintained over the years, but now offers a new owner an opportunity to perhaps alter and update creating a home to suit their own tastes and requirements.

Stepping into the entrance hall, the flow of this well presented bungalow can be experienced. To the right you will find bedroom 2 with fitted wardrobes and aspect to the front.

Through into the warm and welcoming living room with the large picture windows that overlooks the front garden.

Upon leaving the living room you will come across bedroom 3/study with useful fitted wardrobes and the shower room. The shower room comprises; a large walk in shower cubicle with part wall paneling, fitted vanity unit with wash hand basin and WC. Part tiled wall and double glazed window.

To the rear of the property you will find bedroom 1, the fitted kitchen and garden room. Bedroom 1 is a large double room with an aspect to the rear garden and has two fitted wardrobes and matching fitted corner dressing table.

The kitchen is fitted with a range of wall, base and drawer units with complementary work surfaces with inset stainless sink with 1/2 and drainer. Integrated oven with four ring gas hob with extractor fan and integrated microwave, space for fridge/freezer and plumbing for washing machine. Useful airing cupboard which houses the Johnson+Syarlin warm air unit.

And to the finish the picture, from the kitchen you step in the garden room which leads out to the delightful rear garden.



Accommodation with approximate dimensions:  
Entrance Hall

#### Living Room

15' 9" x 10' 10" (4.8m x 3.3m)

#### Fitted Kitchen

11' 4" x 9' 5" (3.45m x 2.87m)

#### Garden Room

8' 2" x 9' 2" (2.49m x 2.79m)

#### Bedroom One

19' 4" x 10' 10" (5.89m x 3.3m)

#### Bedroom Two

11' 6" x 8' 10" (3.51m x 2.69m)

#### Bedroom Three

8' 2" x 10' 10" (2.49m x 3.3m)

#### Shower Room

**Detached Garage** with up and over door. To the front of the property there is dual driveway providing ample off road parking.

**Outside:** The property is a level plot with gardens to the front and rear. The gardens are well tended with lawns and mature flower beds and fruit trees including an apple and plum together with a paved patio and greenhouse.

**Services:** Mains gas, mains electricity, mains water and mains drainage. Warm air heating system.

**Tenure:** Freehold

**Council Tax:** Westmorland and 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:** ///scales.sports.fork



Bedroom 2



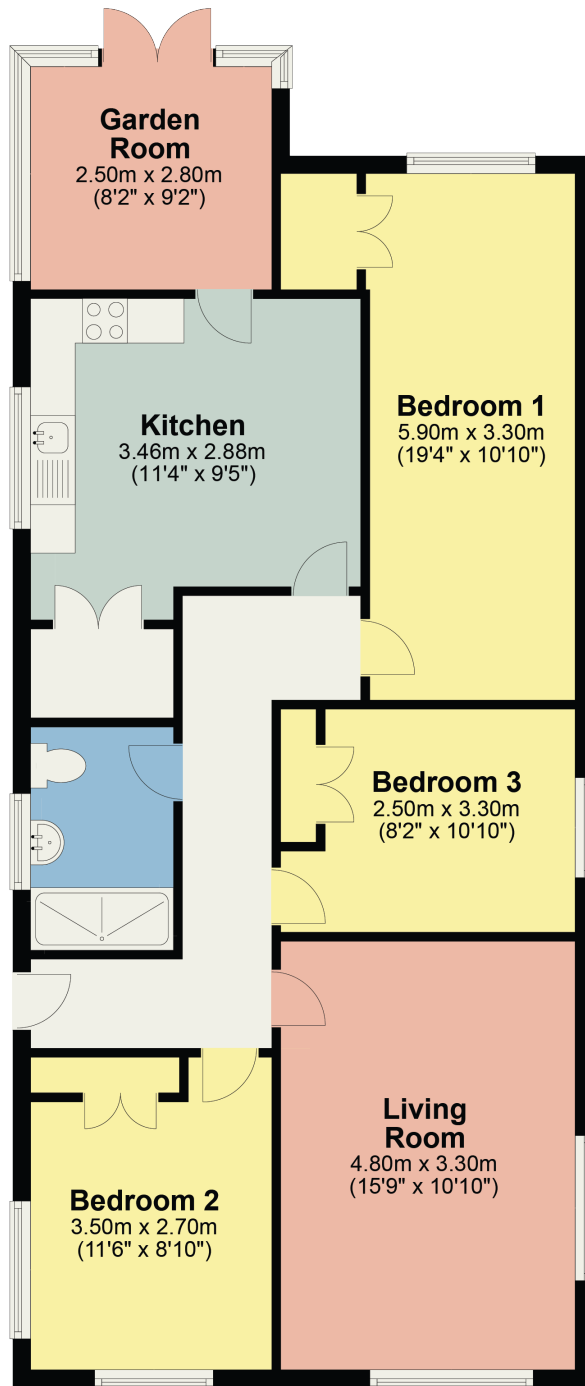
Bedroom 3



Shower Room



Rear Garden



This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF.K6770

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. \*Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 27/01/2024.

Request a Viewing Online or Call 01539 729711