



40 Crescent Green, Kendal
£325,000





40 Crescent Green

Kendal

A well presented detached bungalow situated in a pleasant position offering convenient access to all the local amenities along with schools and train and road links to the Lake District National Park and the M6 Motorway.

Nestled in a quiet area, this charming bungalow offers a peaceful retreat for those seeking tranquillity. The property boasts beautiful gardens to the front and sides, perfect for soaking up the sunshine or enjoying al fresco dining. Stepping inside to find the entrance hall which is perfect for greeting guests and storing all your coats and shoes.

From the entrance hall you will find the dining room which is a great space for having family meals and entertaining guests, the kitchen is on the left which is in need of some modernising. The sitting room is on the right of the dining room which gets ample amounts of light from the double glazed doors and windows. An added benefit to the front of the property is the delightful conservatory which looks out across the garden with it getting ample amounts of sun throughout the day.

Heading back through the dining room and down the hallway you can find a utility area on the left which is perfect for all your washing and drying needs, a family bathroom on the right which comprises a W.C., wash hand basin, bidet and walk in shower. Two double bedrooms are located at the far end of the bungalow with both being perfect for relaxing in. This property features double glazing and gas central heating, ensuring a comfortable living environment throughout the year.

Outside, the property's enchanting garden is a true highlight, with well-kept lawns, established hedges, shrubs, and rockery features creating a picturesque setting. The garden offers ample space for garden furniture, allowing residents to relax and unwind in the fresh air. Green-fingered enthusiasts will appreciate the presence of a greenhouse, providing the perfect space for nurturing plants and flowers. The driveway parking adds to the property's appeal, offering convenience for homeowners and guests alike. With its impressive outdoor space and desirable interior features, this bungalow offers a unique opportunity for those in search of a peaceful yet well-connected home.

- Detached bungalow
- Double glazing
- Light and airy sitting room
- Utility room
- Kitchen
- Beautiful gardens
- Two double bedrooms
- Close to town centre
- Family bathroom
- Driveway parking

EPC RATING

SERVICES

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

COUNCIL TAX: BAND D

TENURE: FREEHOLD

DIRECTIONS

From Kendal town centre take the A6 north passing the railway station. Take the fourth turning on the right on to Crescent Green then take the fourth left and number 40 is located on the left.

WHAT3WORDS: stood.crusher.mediate





GROUND FLOOR

ENTRANCE HALL

7' 3" x 6' 0" (2.22m x 1.82m)

SITTING ROOM

19' 7" x 11' 7" (5.97m x 3.53m)

DINING ROOM

13' 10" x 12' 0" (4.21m x 3.65m)

KITCHEN

9' 11" x 9' 1" (3.03m x 2.76m)

HALLWAY

14' 6" x 2' 10" (4.41m x 0.87m)

BEDROOM

14' 11" x 11' 1" (4.54m x 3.38m)

BEDROOM

9' 5" x 6' 0" (2.88m x 1.82m)

BATHROOM

9' 8" x 5' 6" (2.94m x 1.68m)

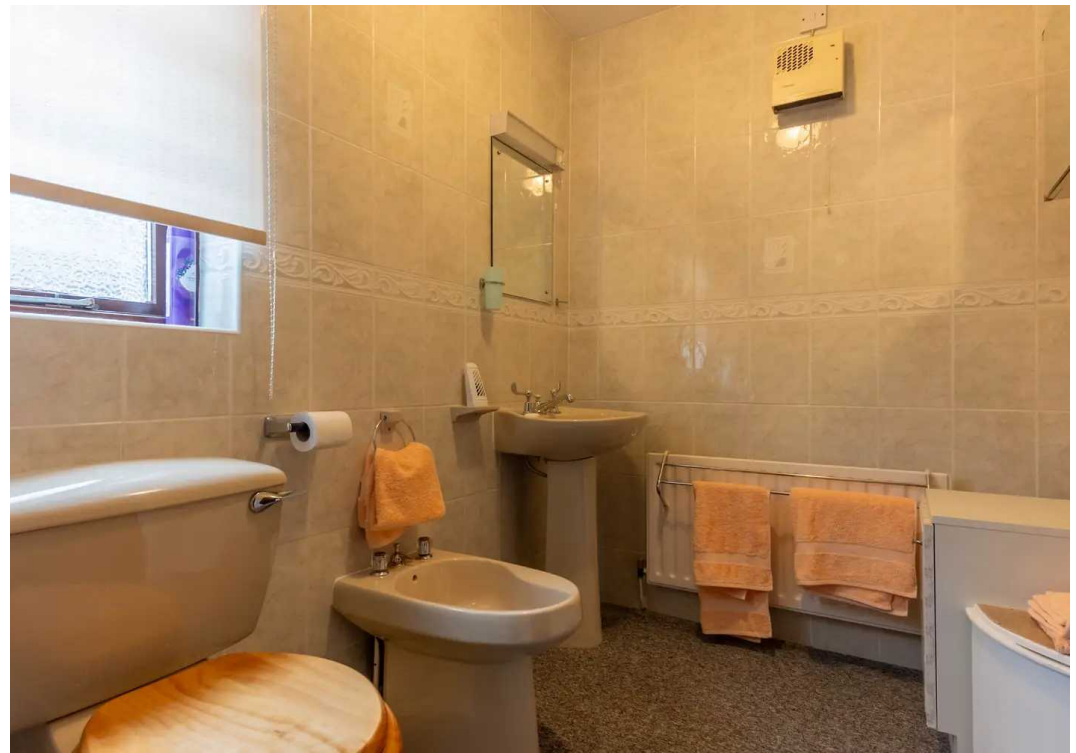
UTILITY ROOM

11' 0" x 9' 2" (3.36m x 2.79m)

CONSERVATORY

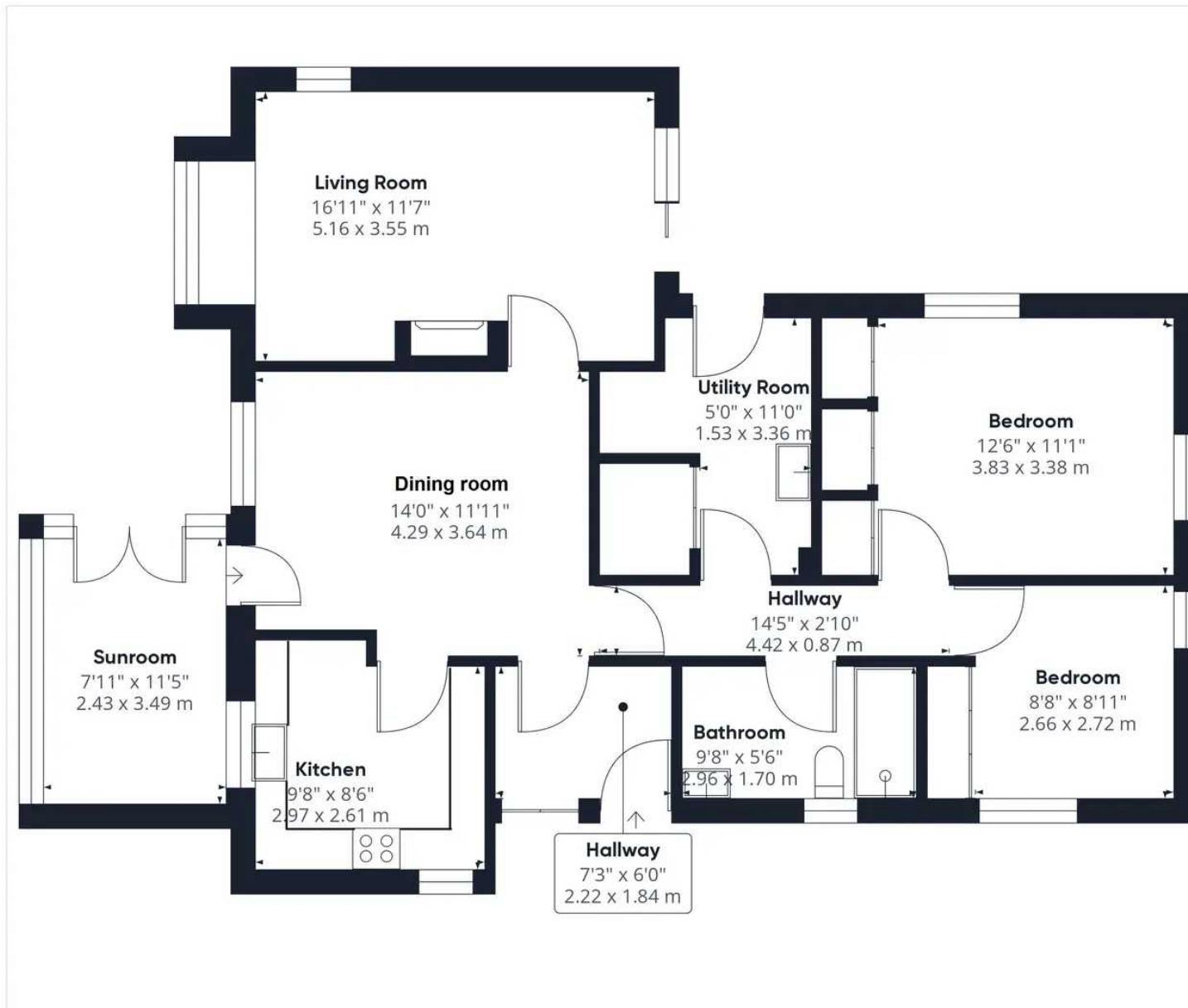
11' 11" x 8' 4" (3.62m x 2.54m)











Approximate total area⁽¹⁾

1062.16 ft²
98.68 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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