



Kendal

£400,000

29 Michaelson Road, Kendal, Cumbria , LA9 5JQ

An excellent detached house that stands on a large plot at the head of a quiet cul-de-sac. The living space is generous and spacious with a downstairs cloakroom, a splendid living room that opens to the garden, a fitted breakfast kitchen and an office/hobby room. On the first floor are four excellent bedrooms, with bedroom one having an en-suite bathroom and the house bathroom. The garage is attached and the driveway provides off road parking.

The town centre is a mile away for those who like to walk and a good bus service is just around the corner if you prefer to use public transport. Two very good primary schools are a close walk away and less than five minute drive connects you to the A590 with easy access north to the Lakes and south to the M6. The next step is an appointment to view - we don't think you will be disappointed.

Quick Overview

- Excellent detached family property
- Breakfast kitchen, living room & office/hobby room
- Four bedrooms & en-suite bathrooms & house bathrooms
- Garage & off road parking
- Enclosed rear garden
- Quiet cul-de-sac location
- Kendal town & other local amenities
- Gas central heating
- Early viewing recommended
- Openreach & Fibrus available in the area



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Openreach & Fibrus available in the area



Garage & off road parking

Property Reference: K6822



Hallway



Living Room



Kitchen



Office/Hobby Room

Location: Situated in a popular residential area to the south of the market town of Kendal. Michaelson Road can be found by leaving Kendal on the Milnthorpe Road continuing through the traffic lights at Romney Road proceeding past the Romneys. Take the second turning on your right into Collin Road and continue on up onto Collin Field, follow the road round taking the right turning into Michaelson Road continue up the hill and number 29 can then be found on the left towards the head of this quiet cul-de-sac.

Property Overview: This detached four bedroom family home offers great living accommodation with the benefit of a large living room, four excellent sized bedrooms, attached garage and enclosed rear garden!

Entering through the glazed entrance porch with tiled floor. Entering through the door into the entrance hall, where you find the stairs to the first floor with useful under stairs storage cupboard and another useful storage cupboard. On the right hand side there is the door to the downstairs cloakroom with WC, wash hand basin with tiled splash back and window.

Through into the breakfast kitchen with an aspect to the front, it is fitted with a range of wall and base units with complementary work surfaces with inset sink and drainer and co-ordinating part tiled walls. There is space for cooker, fridge/freezer, dishwasher, washing machine and dryer.

Into the spacious living room which has sliding patio doors to the enclosed rear garden. There is a working fireplace with marble hearth and with a removable electric coal effect stove. Door leading into office/hobby room with door leading out to the rear garden.

To the first floor is a light and airy spacious landing with a airing cupboard with a hot water cylinder and shelving for linen as well as a hatch to a partially boarded loft with a pull down ladder. On this floor you will find four excellent sized bedrooms and the house bathroom.



Living Room



Kitchen



Bedroom Two

Through into bedroom one, which is large double bedroom has an aspect to the front. The bedrooms benefits from a en-suite bathroom with part tiled walls. The five piece suite comprises; a panel bath, large corner shower cubicle, WC, bidet and wash hand basin.

Through into bedroom two, again is a good size double and has an aspect to the front. Whilst bedroom three and four have a aspect to rear.

To complete the picture is the house bathroom with part tiled walls and down lights. A three piece suite comprises; a panel bath with an electric shower over, WC and wash hand basin.



Bedroom Three

Accommodation with approximate dimensions:

Entrance Porch

Entrance Hall

Fitted Kitchen

14' 9" x 13' 1" (4.5m x 3.99m)

Living Room

20' 11" x 12' 8" (6.38m x 3.86m)

Office/Hobby Room

12' 4" x 4' 7" (3.76m x 1.4m)

Cloakroom

First Floor

Landing

Bedroom One

12' 11" x 12' 5" (3.94m x 3.78m)

En-suite Bathroom

Bedroom Two

13' 2" x 12' 8" (4.01m x 3.86m)

Bedroom Three

12' 9" x 12' 7" (3.89m x 3.84m)

Bedroom Four

9' 9" x 9' 5" (2.97m x 2.87m)

Bathroom



Bedroom Four



Bathroom



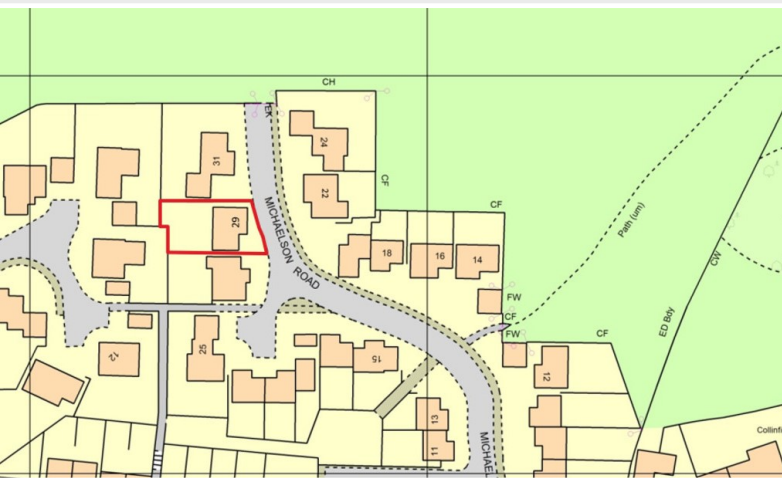
Bedroom One



Ensuite Bathroom



Rear Garden



OS MAP

Outside: To the front of the garage is parking for one vehicle and to the front of the property is established shrub border. Into the private enclosed rear garden there are two patio areas, lawn, shrub and flower border with well established scrub border.

Garage Up and over door with power and light. Wall mounted gas central heating boiler. Fitted metal shelving to one side and an aluminium coal store.

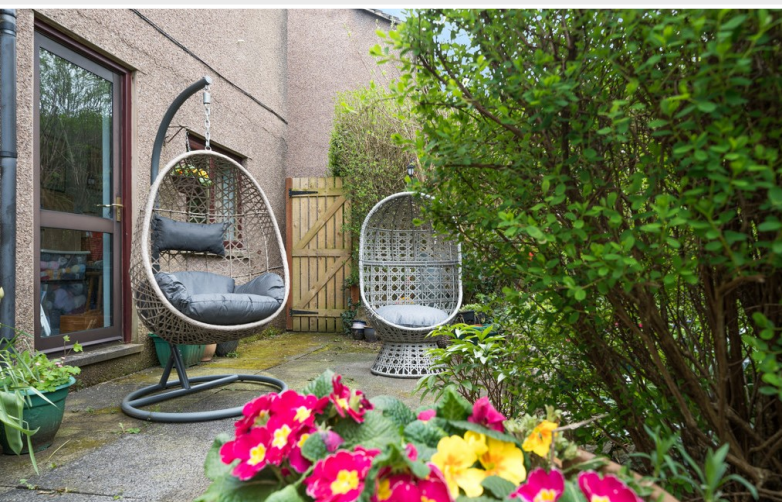
Tenure: Freehold

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

Council Tax: Westmorland and Furness Council - Band E

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.



Rear Garden

Meet the Team

Keira Evans

Branch Manager & Valuer

Tel: 01539 729711
Mobile: 07469 857687
keiraevans@hackney-leigh.co.uk



Hayley Wilson

Assistant Manager & Property Valuer

Tel: 01539 729711
kendalsales@hackney-leigh.co.uk



Ellie Graham

Sales Team

Tel: 01539 729711
kendalsales@hackney-leigh.co.uk



Shannon Hipwell-Dixon

Sales Team

Tel: 01539 729711
kendalsales@hackney-leigh.co.uk



Gail Reaney

Viewing Team

Tel: 01539 729711
kendalsales@hackney-leigh.co.uk



Maurice Williams

Viewing Team

Tel: 01539 729711
kendalsales@hackney-leigh.co.uk



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



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Hackney & Leigh Ltd 100 Stricklandgate, Kendal, Cumbria, LA9 4PU | Email: kendalsales@hackney-leigh.co.uk

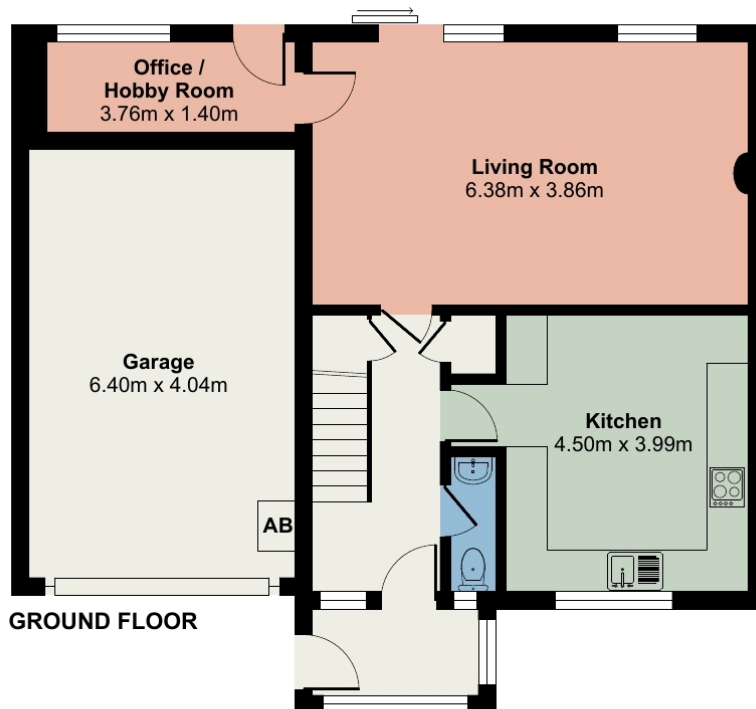
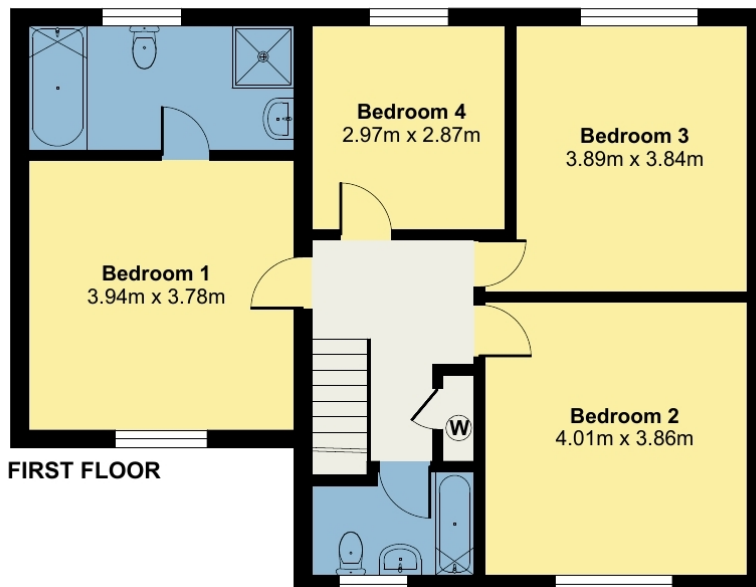
Michaelson Road, Kendal, LA9

Approximate Area = 1477 sq ft / 137.2 sq m

Garage = 265 sq ft / 24.6 sq m

Total = 1742 sq ft / 161.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n|checon 2024. Produced for Hackney & Leigh. REF: 1116091

A thought from the owners..."Lovely place to live – have greatly appreciated the great amenity area close by for walking, nature and childrens play area!"

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