



Kendal

£360,000

68 Vicarage Drive, Kendal, Cumbria , LA9 5AZ

This three-bedroom detached dormer bungalow offers a versatile living space with an easy to manage layout. The ground floor features a large living room which leads into the conservatory, fitted kitchen, versatile bedroom which is currently being used a study, offering flexibility for various needs and house bathroom. Upstairs on the first floor there a two double bedrooms.

Outside, the property boasts a driveway with off-road parking, an attached garage, front garden and a spacious rear garden, creating a serene outdoor oasis for leisure and entertainment. Early viewing is highly recommended!

Quick Overview

- Detached Dormer Bungalow
- Large living room & conservatory
- Three Bedrooms & bathroom
- Off Road Parking
- Attached Garage
- Front and rear gardens
- Gas central heating
- Popular residential location
- Close to local schools & college
- Openreach & Fibrus broadband available in the area



3



1



2



E



Openreach & Fibrus available



Off Road Parking

Property Reference: K6826



Living Room



Kitchen



Conservatory



Bedroom Three/Study

Location: Within a popular residential location, to the South of the town centre and close to schools and local amenities, the property can be found by leaving Kendal on the Milnthorpe Road turn right into Vicarage Drive just before Kendal College. Taking the first right number 68 can be found half way up the cul-de-sac on the left hand side.

Property Overview: Situated to the southern side of the town centre, this family sized home is situated in a sought-after location that is ideal for family buyers due to the close proximity of the local primary schools and college.

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

Upon entering through the front door into the entrance hall you will find the stairs to the first floor with useful under stairs storage cupboard and there are a further two storage cupboards one of which houses the hot water cylinder. A door leading into the house bathroom with part tiled walls and heated towel rail. A four piece suite comprises; a panel bath, corner shower cubicle, WC and wash hand basin.

Through into the spacious living room offering ample floor space with sliding patio doors leading into the delightful conservatory. Again the conservatory offers ample space with a relaxing view of the rear garden. Back into the living room there is a door leading into bedroom three which is currently staged as a study with large picture window with aspect to the rear garden.

Entering the kitchen, which overlooks the front garden, you'll find it equipped with wall and base units, along with display cabinets, all complemented by sleek work surfaces featuring an inset stainless sink and drainer, as well as a convenient breakfast bar. The kitchen also features part-tiled walls, ample space for a slot-in oven, room for a fridge, and plumbing provisions for a washing machine.

Ascending to the first-floor landing, illuminated by a double-glazed window and offering convenient under-eaves storage, you'll discover access to the two bedrooms.

The first bedroom presents as a spacious double room, boasting the advantage of two built-in wardrobes and additional under-eaves storage.

The second bedroom, also generously sized, features a built-in alcove and offers access to the loft space..

Accommodation with approximate dimensions:
Ground Floor

Living Room

17' 1" x 12' 10" (5.21m x 3.91m)

Conservatory

14' 5" x 9' 7" (4.39m x 2.92m)

Fitted Kitchen

12' 10" x 8' 4" (3.91m x 2.54m)

Bedroom 3/Study

12' 9" x 10' 6" (3.89m x 3.2m)

First Floor

Landing

Bedroom One

13' 5" x 12' 11" (4.09m x 3.94m)

Bedroom Two

12' 8" x 11' 7" (3.86m x 3.53m)

Outside: Outside, there is off-road parking directly in front of the garage with an up and over door and wall mounted gas central heating boiler.

The front garden is effortlessly maintained with decorative slate chipping, while the rear garden offers a blend of lawn and an expansive patio area. Gravel-covered beds in the patio area contribute to minimal upkeep, ensuring both beauty and practicality in outdoor maintenance.

Tenure: Freehold

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

Council Tax: Westmorland and Furness Council - Band D

Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.

WHAT3WORDS: ///codes.precautions.rings



Bathroom



Bedroom One



Bedroom Two



Rear Garden

Vicarage Drive, Kendal, LA9

Approximate Area = 1194 sq ft / 110.9 sq m

Limited Use Area(s) = 152 sq ft / 14.1 sq m

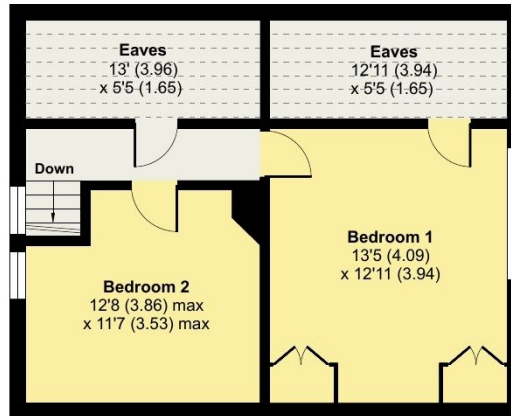
Garage = 213 sq ft / 19.7 sq m

Total = 1559 sq ft / 144.8 sq m

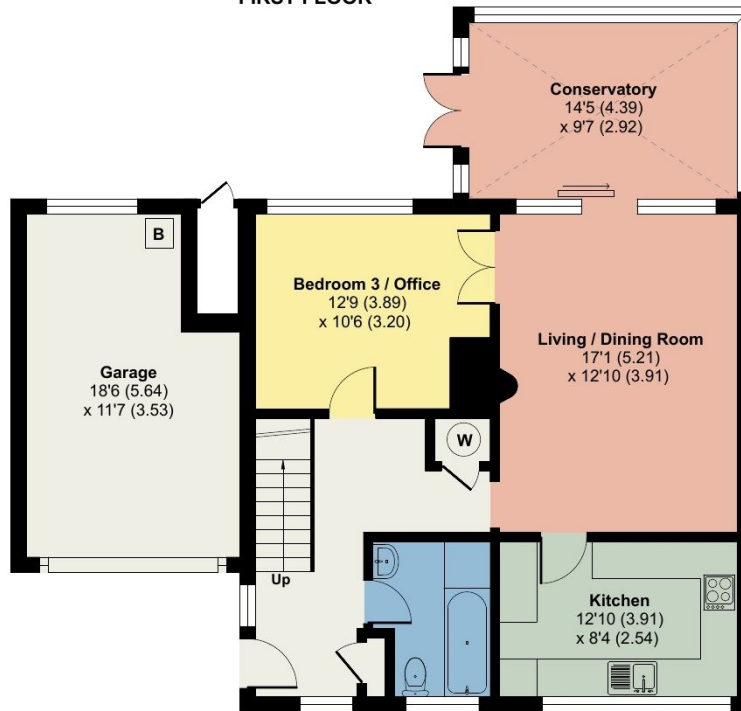
For identification only - Not to scale



Denotes restricted head height



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hackney & Leigh. REF: 1118271

A thought from the owners... "This house has been wonderful to us in the short time we have been here. I would say its perfect for people working from home with pets, working families or retired couples. I can walk to town in 12 mins or have a coffee at No Hands Rest by the river in 5. It's a great home. "

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