



63 Lingmoor Rise, Kendal  
£280,000



## 63 Lingmoor Rise, Kendal

Nestled in a highly sought-after location, this charming semi-detached bungalow offers comfortable living with a subtle touch of elegance. Boasting a cosy sitting room, well-appointed kitchen, and two inviting bedrooms, this 2-bedroom abode is ideal for those seeking a peaceful retreat. Benefiting from double glazing and gas central heating, this property presents a warm and inviting atmosphere perfect for relaxation. The property also features a garage, driveway parking, and a modern bathroom, along with gardens to the front and rear, adding a touch of tranquility to the residence.

Step outside to discover the enchanting outdoor space tailor-made for leisurely afternoons and al fresco dining. The front of the property showcases an appealing rockery garden, providing a welcoming ambience. On the rear, a patio and gravelled area await, offering a private oasis for outdoor enjoyment. The garage features an up and over door, a double glazed door, a gas combination boiler, as well as light and power, providing convenience and functionality for every-day living. This property truly offers a delightful blend of comfort, style, and outdoor tranquility, making it a perfect place to call home.



## GROUND FLOOR

### SITTING ROOM

17' 11" x 9' 10" (5.45m x 3.00m)

Both max. Double glazed window, radiator, wall mounted electric fire.

### KITCHEN

15' 6" x 6' 1" (4.72m x 1.86m)

Both max. Double glazed window, radiator, wall and base units, stainless steel sink, integrated oven with electric hob, plumbing for washer dryer, tiled splashback.

### BEDROOM

15' 10" x 12' 11" (4.83m x 3.94m)

Both max. Two double glazed windows, radiator, built in wardrobe and cupboards.

### BEDROOM

13' 11" x 9' 0" (4.25m x 2.74m)

Both max. Double glazed window, radiator, built in wardrobe and cupboards.

### BATHROOM

6' 7" x 6' 5" (2.01m x 1.95m)

Both max. Double glazed window, heated towel radiator, three piece suite comprises W.C wash hand basin to vanity and shower cubical with thermostatic shower fitment, recessed spotlights, tiling to walls.

### HALLWAY

10' 4" x 4' 0" (3.15m x 1.23m)

Both max. Single glazed door, loft access.

### PORCH

13' 3" x 6' 9" (4.03m x 2.06m)

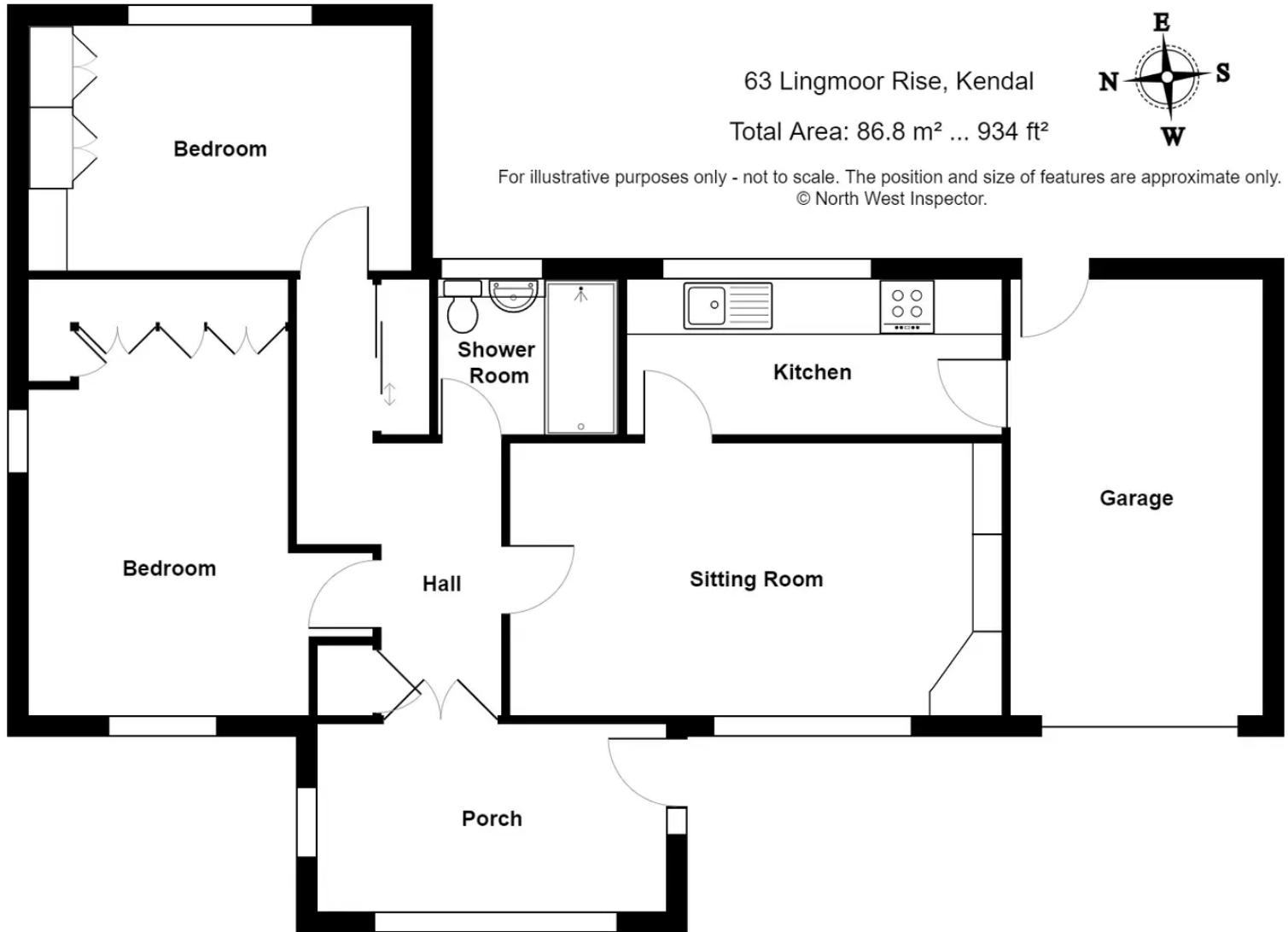
Both max. Double glazed door, three double glazed windows.

### EPC Rating D

### SERVICES

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





## THW Estate Agents

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