



9 Wilson House Kendal Road, Lindale

£420,000





## 9 Wilson House Kendal Road

Lindale, Grange-Over-Sands

A fabulous semi-detached house located in the pleasant Lindale area. With easy access to Lindale village which offers a primary school, public house/restaurant and Grange-over-Sands is just a short drive away with it's numerous amenities including shops, cafes, post office and railway station. Lindale is within easy reach of the Lake District National Park and road links to the M6.

Nestled in a sought-after location, this charming semi-detached house presents an ideal family home with a warm and welcoming atmosphere. The property boasts a range of desirable features including double glazing throughout, a stunning sitting room complete with a multi fuel stove and space for pool table, a separate dining room for entertaining guests, and a modern kitchen that is perfect for culinary enthusiasts. The ground floor also has a downstairs toilet and ample storage.

Upstairs on the first floor there are three double bedrooms with one of the bedrooms having an en-suite bathroom. Complimenting the other two bedrooms is a family bathroom which comprises a W.C., wash hand basin, bath and shower cubicle. Up on the second floor you will find the final double bedroom which also has a toilet and shower room.

Outside, the well-kept gardens add to the allure of this property, with the rear garden featuring a lush lawn bordered by enchanting stone walls, a raised patio seating area offering a perfect spot for al fresco dining or enjoying the tranquil surroundings. Meanwhile, the front garden offers another meticulously maintained lawn, along with a paved patio seating area ideal for soaking up the sun. The driveway parking and garage provide ample space for vehicles, with the garage offering additional storage options. This residence truly offers a blend of comfort and practicality, making it an appealing choice for those seeking a warm and inviting family home in a desirable location. Don't miss out on the opportunity to make this delightful property your own and enjoy the lifestyle it has to offer.

- Semi detached family home
- Double glazing throughout
- Sitting room with multi fuel stove
- Cosy dining room
- Modern kitchen
- Beautiful gardens to the front and rear
- Four double bedrooms
- Easy access to the M6 Motorway
- Bathroom, two en-suites and a downstairs toilet
- Garage and driveway parking

Leave Grange on the B5277 in the direction of Lindale and at the mini roundabout take the third exit continuing on the B5277. Pass the ACW automotive repairs garage and take the next left, follow the road round to the left and number 9 can be found on the left.  
WHAT3WORDS:stunt.reservoir.giant

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

Please note the property is subject to a local occupancy clause, Please ask for further details





## GROUND FLOOR

### ENTRANCE HALL

26' 2" x 3' 8" (7.98m x 1.12m)

### SITTING ROOM

23' 11" x 16' 0" (7.29m x 4.88m)

### DINING ROOM

16' 6" x 10' 2" (5.03m x 3.09m)

### KITCHEN

16' 7" x 14' 1" (5.05m x 4.30m)

### DOWNSTAIRS TOILET

7' 4" x 2' 7" (2.24m x 0.80m)

## FIRST FLOOR

### LANDING

18' 2" x 7' 1" (5.54m x 2.16m)

### BEDROOM

22' 0" x 11' 10" (6.71m x 3.61m)

### BEDROOM

19' 9" x 11' 9" (6.02m x 3.58m)

### BEDROOM

16' 6" x 9' 10" (5.02m x 3.00m)

### EN-SUITE

7' 1" x 4' 1" (2.16m x 1.24m)

### BATHROOM

10' 2" x 7' 5" (3.11m x 2.26m)

## SECOND FLOOR

### LANDING

5' 5" x 2' 11" (1.66m x 0.90m)

### BEDROOM

24' 7" x 15' 7" (7.50m x 4.76m)



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## THW Estate Agents

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