



Kendal

£395,000

7 Applerigg, Kendal, Cumbria , LA9 6EA

Nestled in a prime elevated position, this spacious detached bungalow offers a unique opportunity to create your dream home with breathtaking views of Benson Knott positioned on a level plot with sufficient parking and generous garden space. While the property requires some upgrading, its generous internal space and expansive plot provide a perfect canvas for modernisation and personalisation.

Quick Overview

- Detached true bungalow
- Spacious Living/Dining Room
- Three Bedrooms
- Carport, Garage and ample off road parking
- Excellent sized plot
- Established mature gardens
- No upward chain
- Cul de sac position
- Views to rear and easy access to local amenities
- Ultrafast Broadband*



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Ultrafast
available



Ample off road
parking

Property Reference: K6986



Living Room



Kitchen



Bedroom One



Bedroom One

Situated on the Northern fringes of the town within walking distance of town amenities including shops, restaurants, recreational areas, doctors, train and bus station which link to the Lakes and the mainline train station at Oxenholme linking to Euston, Manchester and Glasgow. Access to the motorway can be reached at Junction 36 in approximately 10-15 minutes.

From the entrance porch, you are greeted by a welcoming hallway that leads to all the rooms and offers convenient storage and airing cupboard. A large living room boasts a dual aspect and sliding doors to the rear garden which frame the picturesque views to the fells and also fill this space with natural light. The adjoining kitchen, though in need of updating, is functional, providing a range of wall and base units, larder cupboard and worksurface incorporating a single drainer sink. Plumbing is in place for a washing machine and there is a recess for a fridge and freestanding cooker. Gas fired boiler and aspect to front. Access to side porch/utility with space for tumble dryer and access to a walk in pantry.

The bungalow enjoys three well-proportioned bedrooms, each offering peaceful retreats with views of the surrounding gardens and the fells in the distance. The main bedroom benefits from built-in wardrobes, providing ample storage space. A further room ideal for a study/hobbies room is located off the hallway and has access to the rear garden from sliding doors. The family bathroom provides a 3 piece suite comprising WC, panelled bath with chrome shower over, pedestal wash hand basin and heated towel rail. This completes the internal accommodation, offering convenience for family living with double glazing and central heating throughout

Externally, the property is set on a generous plot with mature, established gardens offering areas of mature shrubs, plants and flowers that wrap around the bungalow to front and rear, offering privacy and a tranquil setting. The garden is a haven for nature lovers, with providing a delightful backdrop for relaxation and enjoyment of the open views with a good size patio perfect for outdoor dining. The spacious plot also offers potential for further development, subject to the necessary planning permissions. Beneath the bungalow is a useful undercroft space, perfect for storage and maybe a small workshop space. Potential also exists for possible development of the loft area (subject to consents).

Additional features include a carport and garage, providing ample off-road parking for approximately 3 vehicles and storage solutions. The property's elevated position also ensures a sense of seclusion and peace.

This bungalow presents a rare opportunity to acquire a property with such potential in a sought-after location. With a little vision and investment, it could become a truly remarkable home. Don't miss the chance to make it your own and enjoy the idyllic lifestyle it promises.

Accommodation with approximate dimensions:

Entrance Porch

Entrance Hall

Living/Dining Room 18' 8" x 10' 10" (5.70m x 3.32m)

Kitchen 12' 11" x 8' 0" (3.94m x 2.46m)

Utility/Side Porch

Bedroom One 12' 11" x 10' 6" (3.94m x 3.22m)

Bedroom Two 12' 3" x 8'10" (3.73m x 2.69m)

Bedroom Three 8' 11" x 7' 8" (2.72m x 2.34m)

Study 7' 5" x 7' 5" (2.28m x 2.28m)

Bathroom

Garage 16' 7" x 9' 2" (5.08m x 2.81m)

Parking Good parking allowance to the driveway and beneath car port

Property Information

Tenure Freehold

Council Tax Westmorland and Furness Council - Band E

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

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

Agents Information: We are advised that the property has an unregistered title and buyers need to be made aware that the conveyance may take longer to reach completion.

What3words and Directions ///reflector.results.unwraps
Situated off the popular Briery Meadows development, Applerigg can be found from Kendal town centre by taking the Windermere road and turning right into Burneside Road. Follow the road along under the railway bridge, taking the left turning onto the development. Take an immediate left into Applerigg and proceed up the road, number 7 located on the left hand side.

Viewings Strictly by appointment with Hackney & Leigh Kendal Office.

Disclaimer All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract.

*Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 01/12/2024.

Anti Money Laundering Regulations Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Bedroom Two



Bedroom Three



Rear garden



Rear elevation

Ground Floor

Approx. 106.9 sq. metres (1150.2 sq. feet)



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