



## Endmoor

£350,000

2 Eskrigg Lane, Endmoor, Kendal, Cumbria, LA8 0EG

Ideally located for anyone who enjoys the outdoors. It sits on a spacious corner plot with views over fields and woodland. Approximately 50 metres from the front door, you'll find a network of country walks and easy access to adjacent woodland, often full of bluebells and wild garlic.

Part of Summerlands, a friendly community of just 30 houses on the outskirts of Endmoor Village, this home offers a countryside setting with good access to Kendal, the Lake District, the M6 motorway, and is just a short drive from Oxenholme railway station. Recently updated and refreshed throughout, the property is ready to move into.

### Quick Overview

- Semi Detached Bungalow
- Living room with woodburning stove
- Modern fitted Webbs kitchen
- Two double bedrooms
- Two attic spaces, one currently used as an office
- Large south facing garden
- Off road parking & detached garage
- Excellent scope to further develop attic
- Local occupancy restriction applies
- Ultrafast B4RN broadband



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B4RN  
available



Off road parking  
and garage

Property Reference: K6984





Living Room



Living Room



Kitchen and dining area



Utility

The living room is a comfortable space for relaxing and entertaining, with a large bay window that looks out over the garden. An additional side window brings in plenty of natural light, making the room feel bright and inviting. The wood-burning stove, set in an exposed stone surround, adds a cosy touch, ideal for winter evenings.

The dining kitchen, fitted by Webbs Kitchens, offers a good range of wall and base units, along with spacious larder cupboards and practical work surfaces. It includes a full set of NEFF integrated appliances, such as an oven with a slide-and-hide door, a hob, a fridge, and a dishwasher. The kitchen has part-tiled walls and a tiled floor, with a large window overlooking the driveway, giving the space a bright and airy feel. The adjoining dining area makes it easy to entertain and enjoy meals with family and friends. A handy storage cupboard provides space for cleaning supplies, while the rear porch offers a utility area with plumbing for a washing machine, room for a dryer, coat storage, and houses the wall-mounted boiler.

Both double bedrooms are stylish and tastefully decorated, with bedroom one overlooking the front garden and bedroom two facing the rear. The bathroom includes a modern three-piece suite with a panelled bath and shower over, a WC and a wash hand basin, all enhanced by tiled walls and flooring, two windows and a heated towel rail.

The central hallway gives easy access to all the ground-floor rooms and leads to the first floor via an open staircase. Natural light enters through the original front door, which opens onto the front patio and garden – perfect for summer gatherings or allowing pets in and out. Opposite the bathroom, an alcove provides space for coats, linen, and laundry baskets.

On the first floor, the landing gives plenty of storage space and leads to a flexible attic room, with two Velux windows providing light and pleasant countryside views. This room could work well as a home office or hobby space. Opposite is a full-sized walk-in attic loft, offering lots of additional storage. Please note that both rooms have limited head height. The attic area has potential for further development, with previous (now expired) planning permission providing ideas for converting the space into a third and fourth bedroom.

Outside, the property has a driveway with space for two vehicles, leading to a garage with folding doors, power, and lighting. Behind the garage is a useful area currently used as a wood store. Next to the driveway, there is a spacious storage area, presently used for outdoor equipment, which could easily be turned into additional parking or a stunning flowerbed.

A paved path along the side of the house leads to a peaceful, well-established garden and patio. Facing south, the garden features a spacious lawn surrounded by low-maintenance raised beds with shrubs. Mature hedges and quality fencing provide both privacy and shelter, creating a lovely secure space to compliment the house. In summary, this charming home offers the ideal blend of contemporary comfort and tranquil, scenic surroundings, making it a truly special place to live.

Note: The property is subject to a local occupancy clause where the purchaser has their work or principal home in the area of Cumbria County Council.





Dining area



Utility Room





Bedroom One



Bedroom Two



Bedroom One



Bathroom

**Accommodation (with approximate dimensions):**

Entrance Hall

Living Room 14' 1" x 12' 10" (4.31m x 3.92m)

Fitted Kitchen 9' 9" x 8' 11" (2.98m x 2.73m)

Dining Room 7' 5" x 7' 3" (2.28m x 2.23m)

Bedroom One 12' 10" x 11' 5" (3.93m x 3.49m)

Bedroom Two 12' 10" x 9' 4" (3.93m x 2.86m)

Bathroom

First Floor Landing

Attic Room/Study 18' 4" x 12' 10" (5.60m x 3.93m)

Storage Loft Room

Parking: Off road parking

Garage 13' 10" x 9' 1" (4.23m x 2.79m)

Property Information:

Tenure: Freehold

Council Tax: Westmorland and Furness Council - Band C

Services: Mains electricity, mains gas, mains water.

Private drainage system with a treatment plant that services the 30 properties on the estate. The plant is maintained by South Lakes Housing who carry out an inspection annually (a new system was installed in 2008). and shared private drainage.

**What 3 Words & Directions:** ///perform.arching.flattery

From Kendal follow the signs for the A65, continue in a southerly direction, passing Oxenholme and Barrows Green. Just before the junction for Gatebeck, turn right, signposted Summerlands, a quarter of a mile. Take the left turning into Eskrigg Lane (a single tack road with passing places) and follow it down and take the first right and the property can be found immediately found on the left hand side directly opposite number 2 Warwick Drive.

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

**Viewing:** By appointment with Hackney & Leigh Kendal Office.

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Bedroom One



Attic Room





Garden



Garden

Request a Viewing Online or Call 01539 729711



## Meet the Team

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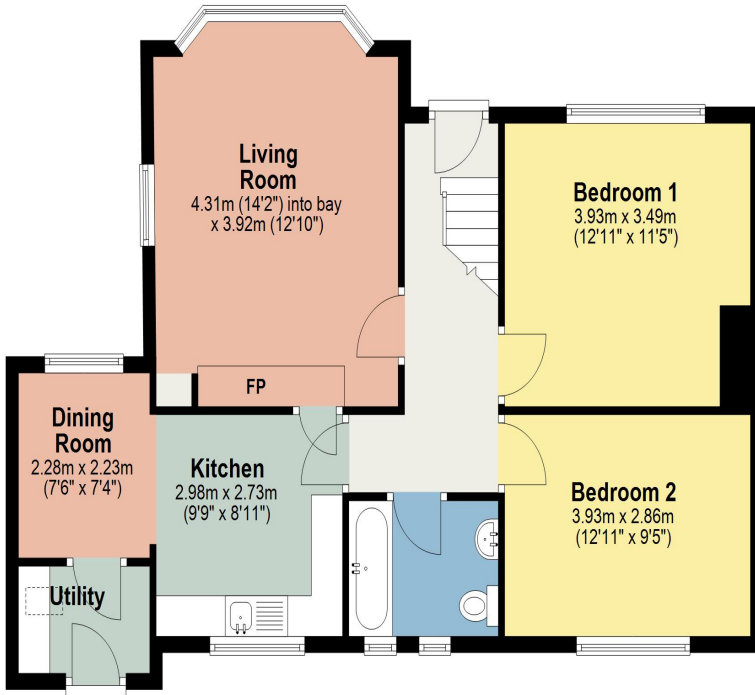
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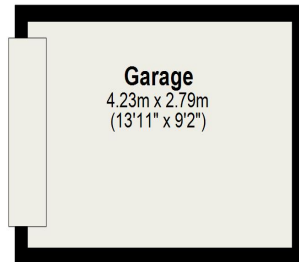
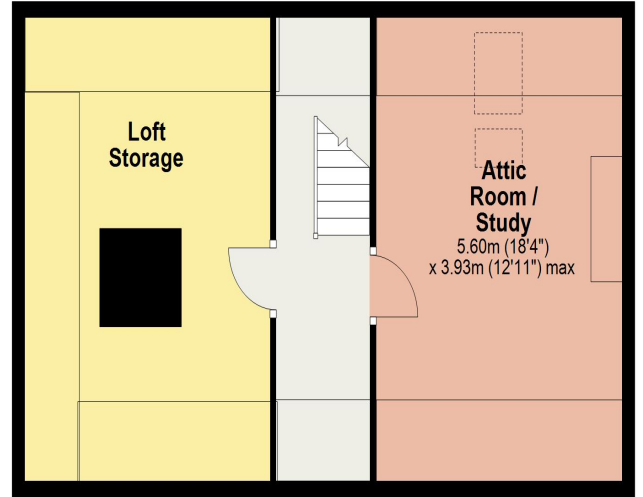
## Ground Floor

Approx. 84.5 sq. metres (909.2 sq. feet)



## First Floor

Approx. 54.1 sq. metres (582.2 sq. feet)



Total area: approx. 138.6 sq. metres (1491.4 sq. feet)

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