



Kendal

£272,500

28 Helme Drive

Kendal





Cumbria

LA9 7JB

This splendid semi-detached property has in recent years been altered and extended creating a large family home with four double bedrooms, a study, three good living rooms and a breakfast kitchen, bathroom and of course that most important second bathroom. Completing the picture is the enclosed private south facing rear garden with covered veranda and off road parking space.

Situated in a convenient location close to local shops, schools and amenities the property has the benefit of gas central heating and UPVC double glazing and more recently solar panels to offset those heating bills. An early appointment to view is recommended.

Property Ref: K5695

4  2  3  C 



Living/Dining Room



Kitchen/Breakfast Room



Study

Location: Helme Drive can be found by leaving Kendal on the Burton Road proceed past the Kendal Leisure Centre and continue up to the traffic lights at the junction with Oxenholme Road keeping in the right hand lane. Proceed through the traffic lights and take the first right into Helme Drive and number 28 is then found on your left hand side towards the bottom of the road. The property is situated in a convenient location for schools, Post Office, Asda, doctors surgery and the Westmorland General Hospital and the mainline railway station at Oxenholme is close by.

Accommodation with approximate dimensions:

Ground Floor

Entrance Porch with UPVC double glazed circular window with leaded lights and UPVC door. Part glazed door to:

Entrance Hall with radiator, telephone point and UPVC double glazed circular window with leaded lights through to the sitting room. Pitch pine staircase to first floor with useful cupboard under.

Sitting Room 11' 10" x 11' 4" (3.61m x 3.45m) with UPVC double glazed window, attractive stone fireplace with inset living flame gas fire and two fireside alcoves. Ceiling rose, TV aerial point and radiator.

Living/Dining Room 17' 10" x 10' 10" (5.44m x 3.3m) light and airy overlooking the rear garden. Part panelled walls to dado height with inset skirting lighting and radiator. UPVC double glazed doors to garden.

Kitchen/Breakfast Room 16' 3" x 13' 10" (4.95m x 4.22m) fitted with an



Kitchen/Breakfast Room

attractive range of wall and base units incorporating glazed display cabinets, wine rack, open shelving and pelmet lighting. Complementary working surfaces with inset stainless steel bowl and half sink with mixer tap and coordinating part tiled walls. Built in oven, four ring gas hob with stainless steel cooker hood with extractor over, plumbing for washing machine and dishwasher and space for fridge. Attractive Karndean flooring, down lights and two radiators. UPVC double glazed window and door to covered veranda and garden.

Snug/Playroom 17' 4" x 7' 8" (5.28m x 2.34m) with UPVC double glazed window with leaded lights. Radiator and telephone point.

Cloakroom with wash hand basin and WC. Radiator, extractor fan and tiled floor.

First Floor

Landing with access to loft space.

Bedroom 1 (front) 11' 7" x 10' 10" (3.53m x 3.3m) with UPVC double glazed bay window with leaded lights and distant aspect across to Scout Scar. Two radiators and coving to ceiling.

Bedroom 2 (rear) 9' 11" x 9' 2" (3.02m x 2.79m) with UPVC double glazed window with leaded lights and aspect to garden and across to The Helm. Radiator.

Study (front) 7' 0" x 5' 8" (2.13m x 1.73m) with UPVC double glazed window with leaded lights. Coving to ceiling, radiator and telephone point.



Kitchen/Breakfast Room



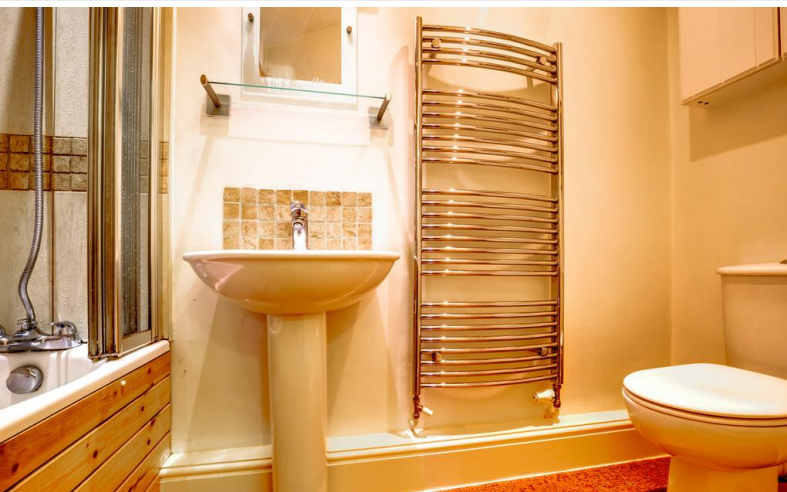
Bedroom 3 with walk in en-suite shower room



Bedroom 1



Bedroom 2



Bathroom

Inner Landing with access to boarded loft via a retractable ladder. Shelled linen cupboard.

Bedroom 3 (rear) 16' 2" x 11' 8" (4.93m x 3.56m) overlooking the rear garden with views to The Helm, UPVC double glazed window and radiator. Walk-in en-suite shower room with feature brick glass walls and a three piece suite comprising; tiled shower cubicle with 'Trevi' shower, wash hand basin with tiled splash back and WC. Down lights and extractor fan.

Bedroom 4 (front) 13' 0" x 7' 6" (3.96m x 2.29m) with UPVC double glazed window with aspect across to Scout Scar and radiator.

Bathroom with attractive part tiled walls and complementary Karndean flooring. A three piece suite comprising; panel with shower mixer, wash hand basin with tiled splash back and WC. Vertical towel radiator, down lights and extractor fan.

Outside: To the front is a pretty walled paved garden with planted beds and borders. To the rear is a real sun trap of an enclosed private south facing garden with mature hedge screen, lawn, paved patio and covered decked veranda. Garden shed and private parking space.

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

The seven solar panels installed on the roof currently earn the owners an income of approximately £1038 per annum - a great way of off setting against your gas and electric bills.



Bedroom 3 with walk in en-suite shower room



Walk in en-suite shower room



Bedroom 4



Rear garden



Covered Veranda

Tenure: Freehold

Council Tax: Band D- South Lakeland District Council

Viewings: Strictly by appointment with Hackney & Leigh Kendal Office.

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

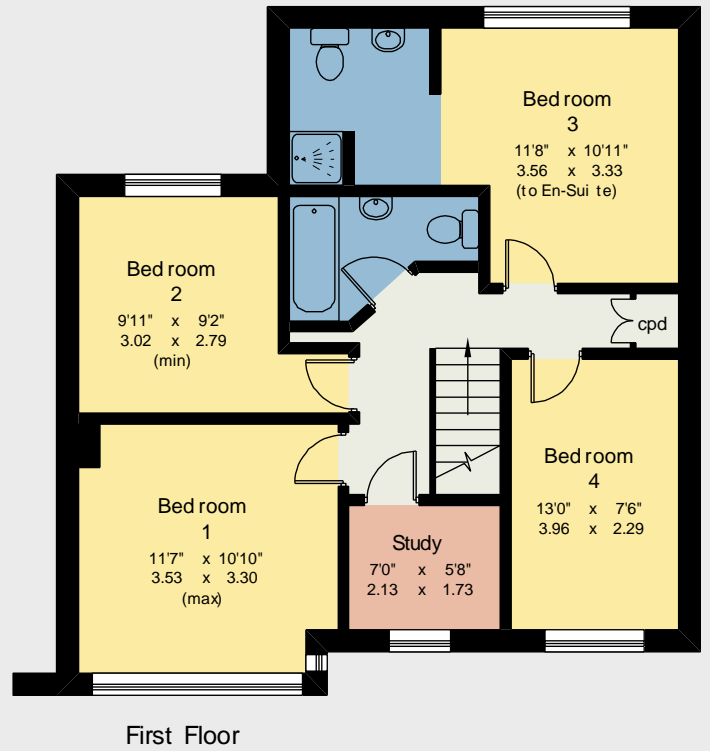
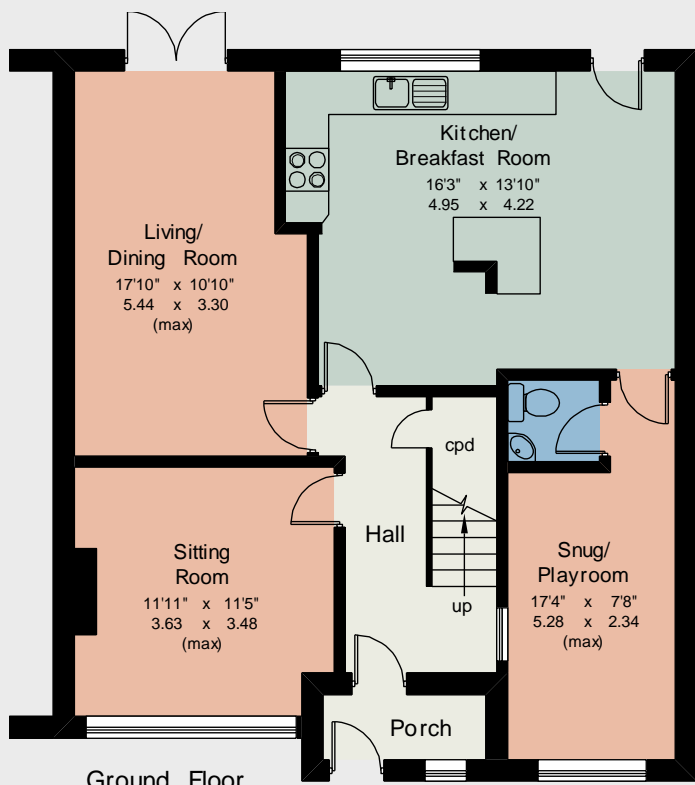
For a Viewing Call 01539 729711



Private Parking Space



Ordnance Survey Map



Approx Gross Floor Area = 1574 Sq. Feet
 = 145.91 Sq. Metres

For illustrative purposes only. Not to scale.

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