



## Kendal

**£269,950**

33 Whinlatter Drive

Kendal





Cumbria

LA9 7HE

This attractive modern three storey family town house is situated on the popular residential development of The Oaks. The living space is laid over three floors offering a spacious, well planned layout with dining kitchen, good sized living room, house bathroom, four good bedrooms and en-suite shower room.

Situated in a convenient location with local amenities and schools nearby and having been recently decorated and with new carpets laid the property is well presented and ready to move into. To complete the picture is an integral garage, driveway with parking and easy to manage gardens and with no upward chain an early appointment to view is recommended.

Property Ref: K5711

4  2  1  C 



Living Room



Bedroom 1



Cloakroom

**Location:** The Oaks is a popular residential development, enjoying a convenient location with easy access to the mainline railway station at Oxenholme, Asda, Westmorland General Hospital, The Kendal Leisure centre and both primary and secondary schools.

The property can be found by travelling south out of Kendal on the A65, bear left onto Oxenholme Road. Follow the road up and at the mini roundabout turn right onto The Oaks and Whinlatter Drive, proceed straight ahead following the road down, pass the children's play space and take the first turning right. Number 33 is then found on your right.

**Accommodation with approximate dimensions:**

**Ground Floor**

**Entrance Hall** a welcoming entrance with UPVC part glazed leaded light door, radiator. Coving to ceiling, deep under stairs cupboard for storage and access to garage.

**Cloakroom** with wash hand basin and tiled splash back, low level WC. UPVC double glazed window and radiator. Down light and telephone point.

**Utility Room** Fitted with a base unit and stainless steel single drainer sink with tiled splash back. Plumbing for washing machine, extractor fan and radiator.

**Dining Kitchen** with UPVC double glazed window and double glazed doors to patio. Fitted with an attractive range of Siematic wall and base units with concealed down lighters, complementary working surfaces with inset stainless steel bowl and half sink and co-ordinating part tiled



Dining Kitchen



Bedroom 1



Bathroom



Living Room

walls. A range of 'Neff' kitchen appliances include; built in oven and microwave, four ring gas hob with stainless steel splash back, cooker hood and extractor over, integrated fridge, freezer and dishwasher. Radiator and concealed 'Baxi' boiler.

#### First Floor

Landing with radiator.

**L Shaped Living Room** a pleasant room with two UPVC double glazed windows enjoying views to open fields. Attractive stone fireplace with inset living flame gas fire. Extensive range of fitted book shelving. Laminated flooring, coving to ceiling, TV aerial point and two radiators.

**Bedroom 4** with UPVC double glazed window, laminated flooring and radiator.

**Bathroom** with UPVC double glazed window and complementary part tiled walls. A three piece suite comprises; 'Slipper' bath with central tap and 'Trevi' shower over, pedestal wash hand basin and WC. Vertical towel radiator, extractor fan and shaver point.

#### Second Floor

Landing with access to boarded out loft space. Airing Cupboard with 'Systemate' central heating and hot water supply unit.

**Bedroom 1** with two large Velux roof lights enjoying views to Scout Scar. Fitted wardrobes with mirrored doors and complementary drawer fittings. Telephone & TV aerial point and radiator. Ensuite Shower Room with complementary tiled walls and a three piece suite



Bedroom 3



Living Room



Dining Kitchen



Bedroom 2



Bedroom 1 with en-suite shower room

comprising; shower cubicle with 'Trevi' shower, wash hand basin and WC. Vertical towel radiator, wall mirror, shaver and light point. Extractor fan.

**Bedroom 2** enjoying aspect across to open fields with UPVC double glazed window. TV aerial point and radiator.

**Bedroom 3** with UPVC double glazed window and open views. Laminated flooring, radiator and telephone point.

**Outside:**

**Integral Garage:** with remote controlled up and over door, power and light. Cold water tap. Work bench.

To the front of the garage is a brick paved driveway providing off road parking and a mature planted border with shrubs. To the rear is a private enclosed decked garden with paved area.

**Tenure:** Freehold

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

**Council Tax:** Band E- 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.



Rear Decked Garden

For a Viewing Call 01539 729711



Bedroom 4



2015 Ordnance Survey



Approx Gross Floor Area = 1514 Sq. Feet  
= 140.35 Sq. Metres

For illustrative purposes only. Not to scale.

A thought from the owners... 'With the house having a view of the playground and green-park we found it was great for young children'

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Mes srs. 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.