



Kendal

£275,000

26 Wattsfield Road

Kendal





Cumbria

LA9 5JH

This attractive well-presented detached bungalow stands on a good plot with a west facing rear garden, garage and driveway for off road parking. The spacious layout offers flexible living space with a fitted breakfast kitchen and a modern wet room, living room, light and airy dining room/conservatory, two bedrooms and a utility/cloakroom.

Situated in a popular residential area on the southerly fringe of the market town of Kendal close to the local bus route into the town and with easy access to the Kendal By-Pass. The property benefits from gas central heating and UPVC double glazing making this a home ready for the new owners to move into and enjoy. An early appointment to view is recommended.

Property Ref: K5883

2  1  2  D 



Living Room



Breakfast Kitchen



Utility/Cloakroom

Description: This attractive and well presented two bedroom bungalow has in recent years been altered and improved by the current owners creating a home ready to move into and enjoy. The programme of works undertaken include the upgrading of the central heating system and UPVC double glazing. The kitchen has been refitted and a wet room created, the living room has that all important woodburner and the conservatory has also been upgraded. The bungalow stands on a good plot with gardens to the front, side and rear and there is a detached garage and off road parking.

Location: Leaving Kendal on the Milnthorpe Road take the first turning left after the traffic lights at Romney Bridge into Wattsfield Road follow the road down and number 26 can then be found on your right hand side. The property is situated in a level location within walking distance of the River Kent and local amenities, close to a bus route providing a regular service into Kendal and with easy access to the Kendal By-Pass.

Accommodation with approximate dimensions:

Conservatory/Dining Room 15' 6" x 6' 11" (4.72m x 2.11m) a pleasant entrance being UPVC double glazed, with door to the front elevation and double doors to the rear. Radiator and sliding patio door to:

Entrance Hall 9' 7" x 7' 7" (2.92m x 2.31m) warm and welcoming with radiator, telephone point. Deep linen cupboard, alcove with shelving and cupboard, and fitted book shelving.

Living Room 16' x 9' 10" (4.88m x 3m) with UPVC double glazed window and aspect to the front garden. Inset multi fuel stove with mantle over and tiled hearth and display niche. Coving to ceiling, radiator.



Living Room



Breakfast Kitchen



Conservatory/Dining Room



Utility/Cloakroom



The wet room

Breakfast Kitchen 14' 11" x 7' 11" (4.55m x 2.41m) light and airy with two UPVC double glazed windows to the side and rear garden and part glazed door for side access. Fitted with an attractive range of wall and base units incorporating glazed display cabinets and drawer fitments. Complementary working surfaces with inset single drainer stainless steel sink and slot in oven. Part panelled painted walls, glass splash backs and concealed down lights. Radiator.

Utility/Cloak Room 8' 11" x 7' 11" (2.72m x 2.41m) UPVC double glazed window to the side. WC and wash hand basin. Wall cupboard and working surface, plumbing for washing machine, radiator and wall mounted Worcester boiler.

Bedroom 1 (rear) 10' x 9' 9" (3.05m x 2.97m) overlooking the rear garden with UPVC double glazed window and radiator.

Bedroom 2 (front) 12' x 7' 10" (3.66m x 2.39m) with UPVC double glazed window to the front garden, radiator.

Wet Room complementary tiled walls and wet room flooring. Vertical towel radiator and UPVC double glazed window. Wash hand basin and WC, Triton shower and extractor fan.



Bedroom 1



Bedroom 2



The wet room



Garden



Garden

Outside:

Detached Garage 17' x 8' 11" (5.18m x 2.72m) with double timber doors and window. Power and light.

The bungalow benefits from well tended gardens to the front and rear together with a driveway to the side providing off road parking. The walled front garden is planted with a variety of colourful shrubs and trees and to the rear is a good sized garden being paved and gravelled for ease of maintenance. Well stocked flower beds and borders, soft fruits and veg beds, sheltered sitting areas, greenhouse and mature hedge screen.

Note A ramp that allows for wheel chair use to the side of the bungalow currently restricts vehicle access to the garage but could be removed if not required.

Tenure: Freehold

Council Tax: South Lakeland District Council - Band D

Services: mains water, mains drainage, mains electricity, mains drainage

Viewing: Strictly by appointment with Hackney & Leigh - Kendal Office

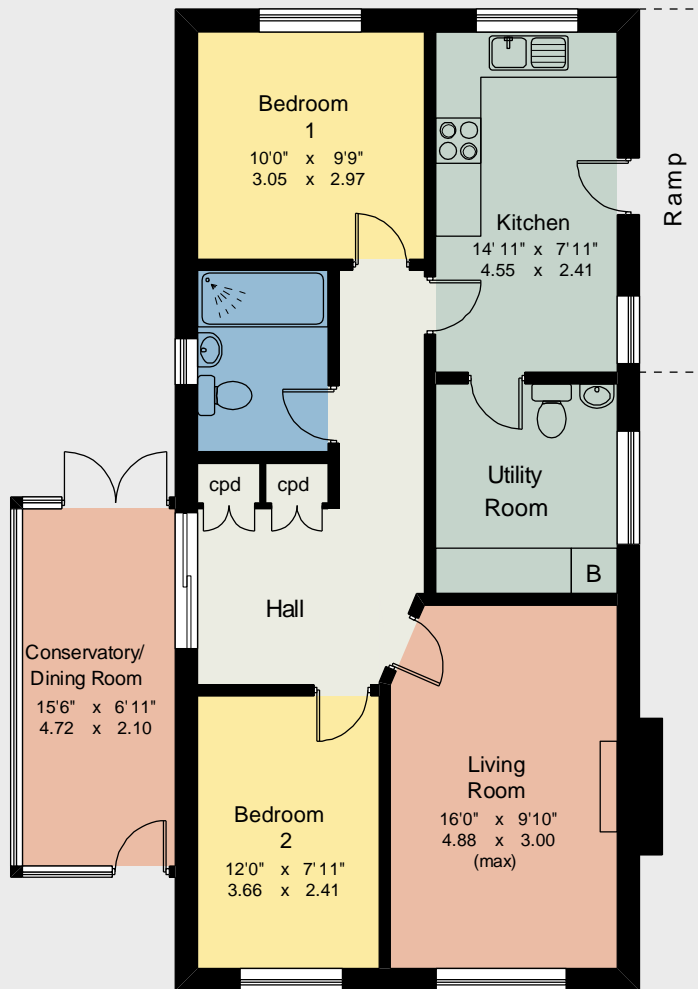
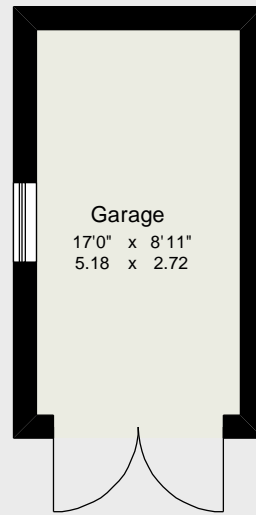
Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.



Entrance Hall



Entrance Hall



Approx Gross Floor Area = 885 Sq. Feet
= 82.03 Sq. Metres

For illustrative purposes only. Not to scale.

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