



**74 Archers Meadow, Kendal**

Asking Price £275,000

Your Local Estate Agents  
**Thomson Hayton Winkley**



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A modern semi-detached house pleasantly located in this ever popular development offering views across the cricket ground towards Kendal Castle. Immaculately presented throughout with modern fittings there are three bedrooms, one being en suite, gardens, off road parking and a detached garage.











## ACCOMMODATION

74 Archers Meadow is a delightful modern semi detached residence pleasantly located on this ever popular residential development. Conveniently situated for all the local amenities and benefiting from fine views across Netherfield Cricket ground towards Kendal Castle.

The property been very well maintained and offers modern fixtures and fitments throughout including gas central heating and double glazing. The well proportioned accommodation briefly comprises entrance hall, sitting room, dining kitchen, three bedrooms with one having an en suite shower room and a family bathroom.

Complementing the living space is a patio garden to the rear and low maintenance garden to the front along with off road parking and a detached garage.

### ENTRANCE HALL

6' 5" x 4' 0" (1.98m x 1.23m)

Double glazed entrance door, radiator, oak flooring, coving.

### SITTING ROOM

18' 11" max x 12' 9" (5.77m x 3.90m)

Double glazed window, two radiators, living flame gas fire, television point, telephone point, oak flooring, under stairs cupboard, coving.

### KITCHEN/DINER

16' 0" x 11' 1" (4.90m x 3.38m)

Double glazed French doors, double glazed window, radiator, excellent range of base and wall units with granite worktops and up stands, pull out larder cupboard, under mount sink, electric oven, induction hob with extractor over, integrated microwave, plumbing for a washing machine, space for a tumble dryer and fridge freezer, pelmet lighting, recessed spotlights, oak flooring, gas central heating boiler.









## LANDING

11' 5" x 6' 2" max (3.50m x 1.89m)

Radiator, built in airing cupboard with radiator, storage cupboard.

## MASTER BEDROOM

15' 10" x 9' 1" (4.84m x 2.78m)

Double glazed window, radiator, television point, telephone point.

## EN SUITE

9' 6" max x 4' 3" max (2.91m x 1.32m)

Three piece suite in white comprises W.C. wash hand basin and shower cubicle with thermostatic shower, towel radiator, tiling to the walls, recessed spotlights, extractor fan.

## BEDROOM

8' 10" x 8' 9" (2.71m x 2.67m)

Double glazed window, radiator, built in wardrobe.

## BEDROOM

9' 9" x 6' 8" (2.99m x 2.04m)

Double glazed window, radiator, built in wardrobe, loft access.

## BATHROOM

6' 11" x 5' 5" (2.12m x 1.66m)

Double glazed window, towel radiator, three piece suite in white comprises W.C. with concealed cistern, wash hand basin to vanity and bath with electric shower over, tiling to the walls, recessed spotlights, extractor fan.

## GARAGE

18' 11" x 9' 6" (5.79m x 2.90m)

Up and over door, eaves storage, light and power.

## OUTSIDE

The property benefits from an enclosed rear patio garden with a decked seating area leading down the side to the front garden which has a rockery and established planting and a seating area benefiting from the views towards Kendal Castle. There is allocated off road parking to the rear.

## SERVICES

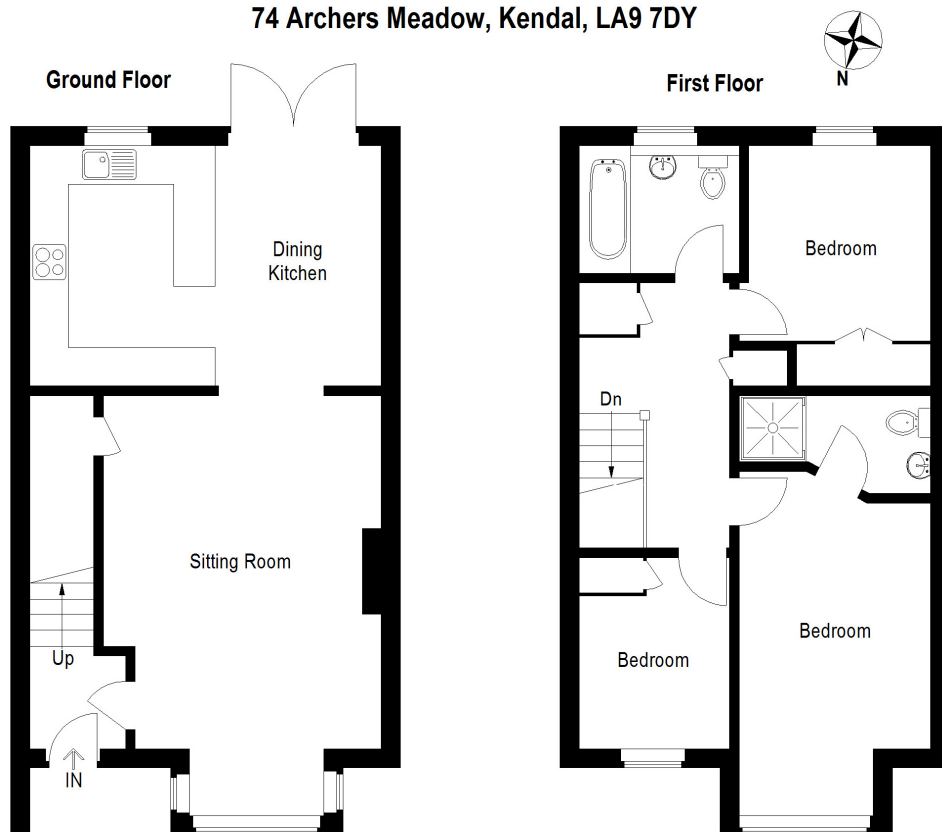
Mains electricity, mains gas, mains water, mains drainage.

## COUNCIL TAX BANDING

Currently Band D - as shown on the Valuation Office website.



# 74 Archers Meadow, Kendal, LA9 7DY

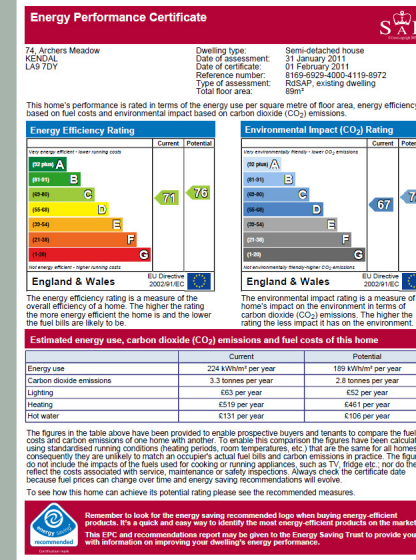


## Important Notice

Illustration for identification purposes only, measurements are approximate, not to scale.

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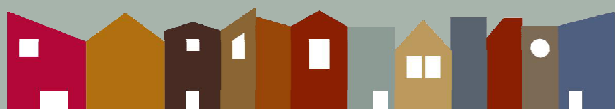
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## DIRECTIONS

From Kendal town centre take the A65 south and proceed to the traffic lights at K Village. Turn left at the traffic lights on to Parkside Road and continue along this road turning right opposite the cricket ground on to Archers Meadow then take the first right and number 74 is located on the right.

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