



Endmoor

£350,000

22 Sycamore Close

Endmoor

Kendal

Cumbria

LA8 0NY

A quality detached contemporary modern house, that is well designed with a spacious well balanced layout and offered for sale in show home condition. Immaculately presented this really is a home that is ready to move into and enjoy. The living room and dining room are well balanced by the four bedrooms, the conservatory to the rear is a real room both in summer and winter and the bathrooms and breakfast kitchen are finished to a high standard and specification.

The gardens are landscaped and well-tended with the rear enjoying a south facing aspect, the garage door opens remotely and the drive offers off road parking for two cars. A conveniently situated home for regional and national travel with easy access to the Lake District National Park and the village shops and school are nearby – the next step is an appointment to view !

Property Ref: K6217

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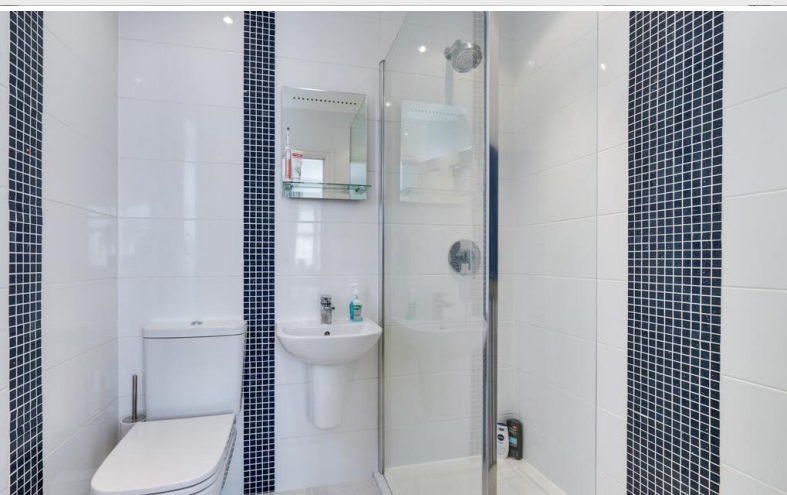
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Living Room



Master Bedroom



En-suite shower room

Description & Location: This excellent detached four bedroom family village home has been improved and updated by the vendor whose impeccable taste can be experienced from the moment you step in to the welcoming entrance hall. The spacious layout enjoys a modern contemporary feel with light and airy living space both upstairs and down, the splendid conservatory opens to the south facing gardens, and the excellent fitted kitchen and two bathrooms complete the picture inside. Outside you will find a large integral garage, off road parking for two cars and well tended gardens.

Sycamore Close is conveniently situated in the South Lakeland village of Endmoor being close to local shops and primary school and within easy reach of the M6 motorway at the Farleton Interchange Junction 36. Endmoor is situated alongside the A65 between Crooklands and Kendal and the property can be found as you approach the Village by taking the first turning left into Sycamore Close, follow the road round keeping right and number 22 can then be found on your left side.

The village of Endmoor has a thriving community with village shop, bakery, club and primary school. It is also in the catchment area for the respected Queen Elizabeth School in Kirkby Lonsdale, for which a free bus is run by Cumbria County Council from the village.

Accommodation with approximate dimensions:

Ground Floor

For a Viewing Call 01539 729711



Dining Room

Entrance Hall light, bright and welcoming - with attractive entrance door with leaded lights and window to the side. Staircase to the first floor, Karndean flooring, radiator and telephone point.

Cloakroom WC and contemporary wall mounted vanity unit with wash hand basin. Complementary tiled walls and floor, extractor fan.

Living Room 16' 11" x 10' 7" (5.16m x 3.23m) enjoying a pleasant aspect to the front garden. Attractive polished fireplace with inset living flame gas fire. Radiator, coving, TV aerial point and double doors to the dining room.

Breakfast Kitchen 16' 0" x 9' 11" (4.88m x 3.02m) enjoying a sunny aspect over the garden to the rear, part glazed door to the side. Fitted with an attractive range of wall and base units including a useful pantry/broom cupboard and LED skirting lights. Complementary Silestone worktops with matching up lift and splash back, inset bowl and half stainless steel sinks. Kitchen appliances include; a built in Siemens double oven and four ring induction hob with cooker hood and extractor over, integrated dishwasher, fridge and freezer and concealed washing machine. Karndean flooring, radiator and down lights.

Dining Room 10' 3" x 9' 11" (3.12m x 3.02m) with radiator, coving and double doors to the:



Master Bedroom



Master Bedroom



Conservatory



Bedroom 2



Bedroom 2

South Facing Conservatory 9' 8" x 8' 10" (2.95m x 2.69m) UPVC double glazed with vaulted glazed roof, double doors to the garden and electric panel heater. A room for all year round that really does bring the garden indoors.

First Floor

Spacious Landing light and airy with loft access, radiator and coving.

Master Bedroom 14' 3" x 10' 0" (4.34m x 3.05m) enjoying distant views to the surrounding countryside. Built in double wardrobe, radiator TV aerial and coving.

En-Suite Shower Room having complementary tiled walls and floor, window and extractor fan. A three piece suite comprises; large walk-in shower cubicle with power shower, WC and wall hung wash hand basin. Vertical towel radiator and downlights.

Bedroom 2 11' 4" x 10' 7" (3.45m x 3.23m) overlooking the rear garden with distant fell views. Built in double wardrobe, coving and radiator.

Bedroom 3 10' 10" x 9' 5" (3.3m x 2.87m) having a pleasant aspect to the front with distant views. Deep overstairs wardrobe/cupboard, radiator and coving.

Bedroom 4 11' 4" x 8' 10" (3.45m x 2.69m) again with aspect to the rear garden, built in double wardrobe, coving and radiator.



Fitted Breakfast Kitchen

Bathroom attractive tiled floor with complementary tiled walls, window, down lights and vertical towel radiator. A four piece suite comprises; large corner shower cubicle with Mira shower, deep double ended bath with central tap, wall hung wash hand basin and WC.

Outside:

Integral Garage 16' 7" x 9' 2" (5.05m x 2.79m) electric up and over door, personal door to side. Power and light. ideal Logic gas boiler, space for tumble dryer and freezer.

To the front of the garage and house is a bricked paved driveway providing off road parking for two vehicles. The front garden has a lawn with mature planted borders and a pathway to the side leads round to the private south facing rear garden which is enclosed being particularly safe for children and pet. The lawn is well tended, there is a patio on which to sit and enjoy sun all day long and the flower beds and borders well stocked with a variety of colourful plants and shrubs, the ornamental pond has a water feature and there is an outside tap.

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

Council Tax: South Lakeland District Council - Band F

Tenure: Freehold



Bedroom 3



Bedroom 4



Fitted Breakfast Kitchen



Excellent four piece bathroom

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.

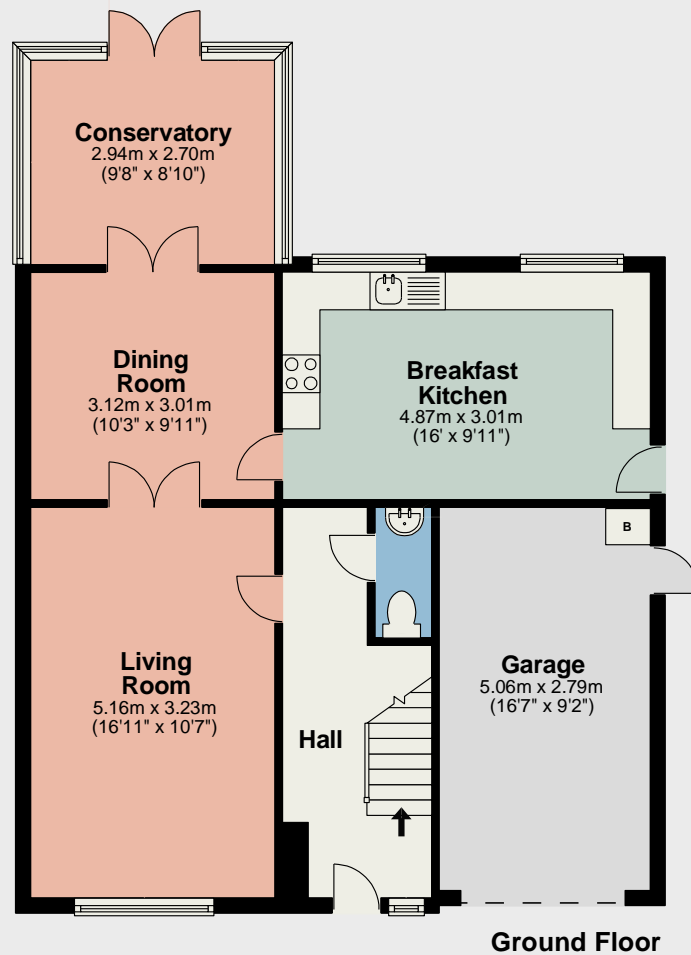
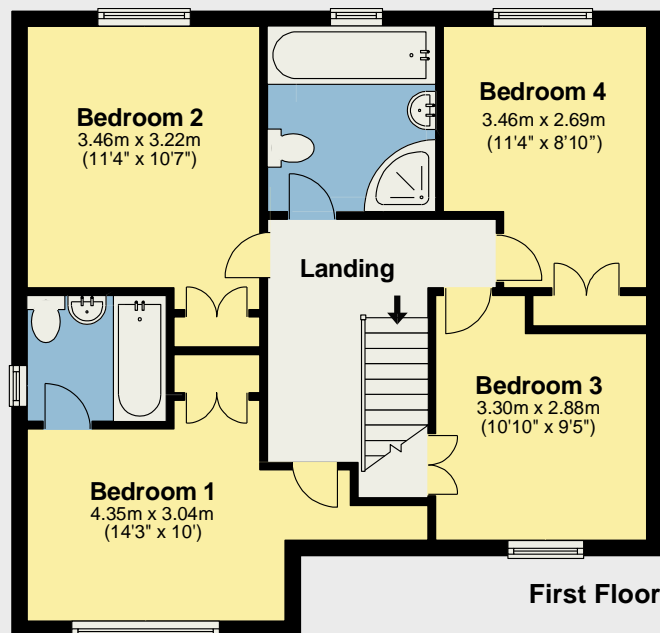


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Landing





Total area: approx. 135.3 sq. metres (1456.0 sq. feet)

For illustrative purposes only. Not to scale. REF: K6217

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