



37 Laurel Gardens, Kendal  
Asking Price £380,000

Your Local Estate Agents  
Thomson Hayton Winkley



[www.thwestateagents.co.uk](http://www.thwestateagents.co.uk)

An immaculately presented detached four bedroom, two reception room, two bathroom house with well maintained gardens, parking and garage situated on a popular residential development convenient for the amenities available in and around the market town of Kendal and road links to the M6.







## 37 LAUREL GARDENS

A well proportioned modern detached family home enjoying a pleasant cul-de-sac position on a popular residential development to the north of Kendal. The property is conveniently placed for the many amenities available both in and around the market town and offers easy access to the Lake District and Yorkshire Dales National Parks, the mainline railway station at Oxenholme and road links to the M6.

The well presented accommodation briefly comprises of an entrance hall, sitting room, excellent breakfast kitchen, open plan living/dining space and cloakroom to the ground floor and four bedrooms, with one having a modern en suite, and a modern shower room to the first floor. The property benefits from double glazing and gas central heating.

Complementing the living space is a garage with off road parking and well maintained gardens to the front and rear.

### GROUND FLOOR

#### ENTRANCE HALL

6' 2" max x 5' 1" max (1.94m x 1.64m)

Composite door with double glazed panel, radiator, coving.

#### SITTING ROOM

15' 1" max x 13' 5" max (4.62m x 4.10m)

Double glazed french doors with adjacent double glazed windows, two radiators, living flame gas fire to sandstone hearth and back panel with stone effect surround, wall lights.

#### BREAKFAST KITCHEN

15' 7" max x 13' 10" max (4.77m x 4.23m)

Double glazed door, two double glazed windows, radiator, excellent range of base and wall units, under mount stainless steel sink to Silestone worktop and up stands, built in oven and combination oven/microwave, induction hob with glass splash back and extractor hood over, integrated fridge, freezer and dishwasher, plumbing for washing machine, breakfast bar with solid wood worktop, cupboard housing gas central heating boiler, built in cupboard, recessed spotlights, under wall unit lighting, tiled splash backs.

#### LIVING AND DINING SPACE

22' 10" x 10' 9" (6.96m x 3.28m)

#### LIVING SPACE

11' 10" x 10' 9" (3.61m x 3.28m)

Double glazed door, two double glazed windows, double glazed Velux window, radiator, free standing wood burning stove with granite hearth and feature tiled back panel, recessed spotlights.

#### DINING SPACE

9' 9" x 8' 2" (2.99m x 2.51m)

Double glazed window, coving, pendant lighting.

#### CLOAKROOM

4' 9" x 4' 1" (1.47m x 1.25m)

Double glazed window, radiator, two piece suite in white comprises WC, wash hand basin with tiled splash back.





## FIRST FLOOR

### LANDING

9' 6" max x 5' 6" max (2.90m x 1.68m)

Radiator, built in airing cupboard housing hot water cylinder, coving.

### BEDROOM

12' 4" max x 11' 8" max (3.78m x 2.89m)

Double glazed window, radiator, excellent range of fitted wardrobes, coving.

### EN SUITE

6' 0" max x 5' 8" max (1.83m x 1.73m)

Double glazed window, heated towel radiator, three piece suite in white comprises W.C., wash hand basin to vanity and fully panelled shower cubicle with thermostatic shower, fitted mirrored wall unit with lighting and shaver point, electric toothbrush charger, extractor fan.

### BEDROOM

11' 11" max x 8' 10" max (3.64m x 2.70m)

Double glazed window, radiator, excellent range of fitted wardrobes, cupboards, chest and bedside unit, loft access, double USB socket.

### BEDROOM

10' 9" max x 9' 0" max (3.28m x 2.76m)

Double glazed window, radiator, excellent range of fitted wardrobes, cupboards and desk/dressing table.

### BEDROOM

8' 7" max x 6' 10" max (2.64m x 2.10m)

Double glazed window, radiator.

### SHOWER ROOM

8' 4" x 4' 11" (2.55m x 1.50m)

Double glazed window, heated towel radiator, three piece suite in white comprises W.C., wash hand basin to vanity and fully panelled shower cubicle with thermostatic shower, fitted mirrored wall unit with lighting and shaver point, electric toothbrush charger, two fitted mirrors, wall lights, recessed spotlights, extractor fan.

### GARAGE

19' 10" x 9' 10" (6.05m x 3.02m)

Up and over door, UPVC pedestrian door, light and power, space for tumble dryer, fitted shelving, hanging rail, overhead storage, water supply.

### OUTSIDE

The well maintained gardens include a driveway with adjacent lawn to the front of the house and garage and the enclosed rear garden offers a well proportioned lawn, a raised bed planted with mature trees and shrubs and a paved patio seating areas.

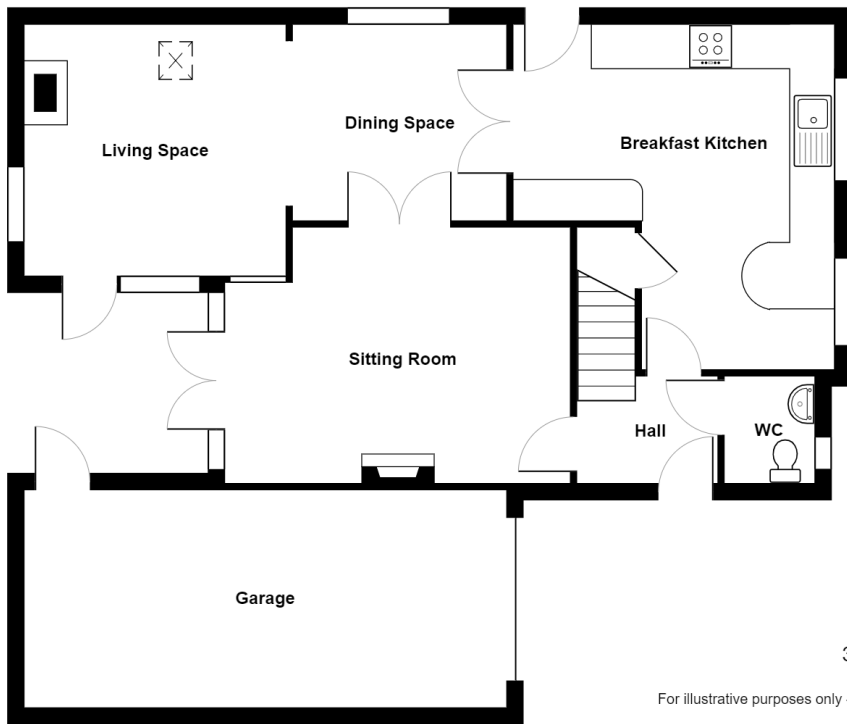
### SERVICES

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

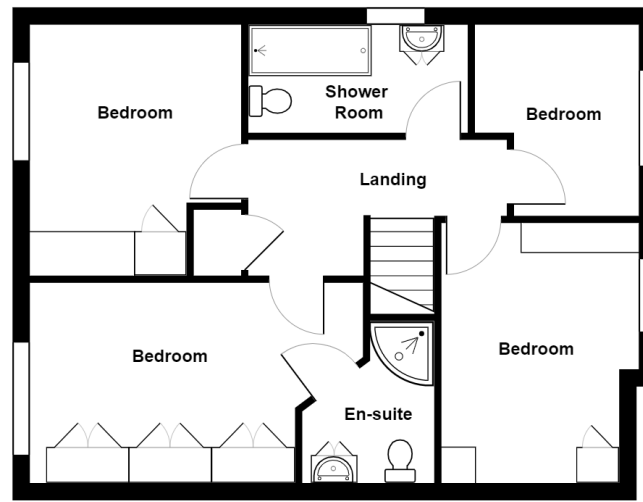
### COUNCIL TAX BANDING

Currently Band E as shown on the Valuation Office website.





Ground Floor



First Floor

37 Laurel Gardens, Kendal

For illustrative purposes only - not to scale. The position and size of features are approximate only.  
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**Energy Performance Certificate**

37, Laurel Gardens, KENDAL, LA9 6FE  
 Dwelling type: Detached house  
 Date of assessment: 28 November 2012  
 Date of certificate: 28 November 2012  
 Reference number: 9940-2828-6796-9422-7885  
 Type of assessment: RdSAP, existing dwelling  
 Total floor area: 114 m<sup>2</sup>

Use this document to:  
 • Compare current ratings of properties to see which properties are more energy efficient  
 • Find out how you can save energy and money by installing improvement measures

|   |         |
|---|---------|
| Estimated energy costs of dwelling for 3 years: | £ 2,691 |
| Over 3 years you could save                     | £ 510   |

| Estimated energy costs of this home |                      |                      |                          |
|-------------------------------------|----------------------|----------------------|--------------------------|
|                                     | Current costs        | Potential costs      | Potential future savings |
| Lighting                            | £ 333 over 3 years   | £ 183 over 3 years   |                          |
| Heating                             | £ 1,989 over 3 years | £ 1,779 over 3 years |                          |
| Hot Water                           | £ 369 over 3 years   | £ 219 over 3 years   |                          |
| <b>Totals</b>                       | <b>£ 2,691</b>       | <b>£ 2,181</b>       |                          |

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

**Energy Efficiency Rating**

| Very energy efficient - lower heating costs | Current | Potential | No energy efficient - higher heating costs |
|---|---------|-----------|--|
| (91-100) A                                  | 82      | 82        | F  |
| (81-90) B                                   |         |           |  |
| (69-80) C                                   | 67      | 67        | G  |
| (55-68) D                                   |         |           |  |
| (39-54) E                                   | 39      | 39        | H  |
| (15-38) F                                   |         |           |  |
| 1 (1-14) G                                  |         |           |  |

The graph shows the current energy efficiency of your home:  
 The higher the rating the lower your fuel bills are likely to be.  
 The potential rating shows the effect of undertaking the recommendations on page 3.  
 The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).  
 The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

**Top actions you can take to save money and make your home more efficient**

| Recommended measures                        | Indicative cost | Typical savings over 3 years |
|---|-----------------|------------------------------|
| 1 Floor insulation                          | £800 - £1,200   | £ 56                         |
| 2 Low energy lighting for all fixed outlets | £75             | £ 123                        |
| 3 Replace boiler with new condensing boiler | £2,200 - £3,000 | £ 195                        |

See page 3 for a full list of recommendations for this property.  
 To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

## DIRECTIONS

Proceed along Burnside Road passing under the railway bridge and turn left into Briarigg. Continue through the development taking the second right turn into Laurel gardens. Turn left and follow the road to find number 37 located on the right.

### Important Notice

Whilst every care has been taken in the preparation of these particulars, all interested parties should note: (i) the descriptions and photographs are for guidance only and are not a complete representation of the property; (ii) plans are not to scale, are for guidance only and do not form part of a contract; (iii) services and any appliances referred to have not been tested, and cannot be verified as being in working order; (iv) no survey of any part of the property has been carried out by the vendor/lessor or Thomson Hayton Winkley Estate Agents; (v) measurements are approximate and must not be relied upon and have been taken using a laser measuring device. For convenience an approximate imperial equivalent is also given; (vi) any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or any other consent has been obtained. A purchaser/lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct; (vii) nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within a subsequent agreement; (viii) please contact the Agents before travelling any distance or viewing properties to check availability and confirm any point which may be of particular importance. THW Estate Agents Ltd is a separate legal entity to the solicitors firm of Thomson Hayton Winkley Ltd which has a different ownership (although some of the owners are the same). Clients of THW Estate Agents Ltd do not have the same protection as those of Thomson Hayton Winkley Ltd.

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