



38 Lound Road, Kendal  
Asking Price £240,000

Your Local Estate Agents  
Thomson Hayton Winkley



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A charming period property situated within the market town of Kendal. Laid to three floors there and having two reception rooms, a kitchen, four bedrooms, bathroom, shower room, double glazing, gas central heating, enclosed rear yard, utility store, front garden and off road parking.





Reserve this well  
This Cafe  
is  
self service

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SHARP



## 38 LOUND ROAD

A well proportioned mid terraced period property situated in a popular residential area within the market town of Kendal. The house is conveniently placed for the many amenities available both in and around the market town and offers easy access to the mainline railway station at Oxenholme, both the Lake District and Yorkshire Dales National Parks and road links to the M6.

The well presented accommodation briefly comprises of an entrance hall, sitting room, dining room and kitchen to the ground floor, two bedrooms, a bathroom and a shower room to the first floor and a further two bedrooms on the second floor. The property benefits from double glazing to all but the front door and gas central heating.

Outside offers an enclosed rear yard with a utility store, a garden to the front. With off road parking and additional permit parking.

## GROUND FLOOR

### ENTRANCE HALL

14' 11" x 3' 1" (4.55m x 0.96m)

Timber door with single glazed panels and single glazed window over, radiator with decorative cover, feature alcove, cornice, corbels.

### SITTING ROOM

14' 11" max x 11' 6" max (4.56m x 3.51m)

Double glazed Bay window, radiator, woodburning stove to Victorian style cast iron and tiled fireplace with painted surround and marble hearth, two feature alcoves, cornice, ceiling rose.

### DINING ROOM

12' 5" max x 11' 3" max (3.80m x 3.43m)

Double glazed window, radiator with decorative cover, two feature alcoves, built in cupboard, cornice, ceiling rose.

### KITCHEN

15' 7" max x 8' 0" max (4.76m x 2.46m)

Double glazed door, two double glazed windows, base and wall units stainless steel sink, painted stone feature wall with space for range cooker, space for fridge freezer, plumbing for dishwasher, gas central heating boiler, partial tiling to walls, coving.





## FIRST FLOOR

### LANDING 1

10' 2" max x 4' 3" max (3.11m x 1.31m)

Radiator, built in cupboard, skylight.

### BATHROOM

8' 0" x 5' 5" (2.44m x 1.66m)

Double glazed window, radiator, three piece suite in white comprises W.C., wash hand basin and bath with mixer shower, tiling to walls, fitted shelf, shaver point.

### SHOWER ROOM

9' 8" x 3' 4" (2.96m x 1.04m)

Double glazed window, three piece suite in white comprises W.C., wash hand basin and fully tiled shower cubicle with thermostatic shower, tiling to walls, extractor fan, shaver point.

## LANDING 2

9' 11" x 2' 9" (3.04m x 0.86m)

Built in cupboard.

### BEDROOM

15' 3" max x 11' 4" max (4.66m x 3.47m)

Double glazed window, radiator, fitted wardrobes, coving.

### BEDROOM

12' 2" x 8' 6" (3.73m x 2.60m)

Double glazed window, radiator, coving.

## SECOND FLOOR

### LANDING

10' 3" x 2' 8" (3.13m x 0.82m)

Built in cupboard, loft access.

### BEDROOM

14' 5" x 11' 3" (4.41m x 3.43m)

Double glazed window, radiator.

### BEDROOM

12' 4" x 8' 6" (3.76m x 2.60m)

Double glazed window, radiator

## UTILITY STORE

10' 5" x 7' 4" (3.19m x 2.25m)

Single glazed door, single glazed window, clear corrugated plastic roof, light and power, stainless steel sink unit, plumbing for washing machine, space for tumble dryer.

## OUTSIDE

There is a low maintenance garden at the front of the house. The rear of the property offers an enclosed yard where there is a Utility store and gated access to off road parking for two vehicles. Further residents permit parking is also available.

## SERVICES

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

## COUNCIL TAX BANDING

Currently Band C as shown on the Valuation Office website.





38 Lound Road, Kendal  
Total Area: 133.2 m<sup>2</sup> ... 1434 ft<sup>2</sup>

For illustrative purposes only - not to scale. The position and size of features are approximate only.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		
55-68	D		
39-54	E	54   E	
21-38	F		
1-20	G		

### DIRECTIONS

Leave Kendal centre following the one way system South along Aynam Road with the River Kent on your right, keep left and continue on to Lound Road. Proceed through the traffic lights to find number 38 being the second property of the row of four terraces on the left opposite left K Village.

## Your Local Estate Agents Thomson Hayton Winkley



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