



23a Maple Drive, Kendal  
Action Guide Price £200,000+

Your Local Estate Agents  
Thomson Hayton Winkley



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A deceptively spacious detached bungalow situated at the head of a cul-de-sac in a popular residential area within the market town of Kendal. Having a sitting/ dining room, modern kitchen, three bedrooms, modern shower room, cloakroom, garage, driveway parking and gardens. No upper chain.







## 23a MAPLE DRIVE

AUCTION GUIDE PRICE £200,000+ - ONLINE  
AUCTION ON THURSDAY 9th DECEMBER 2021  
12.00 NOON

An appealing detached bungalow pleasantly situated at the head of a cul-de-sac on popular residential development within the market town of Kendal. The bungalow is conveniently placed for the many amenities available both in and around the market town and offers easy access to the Lake District National Park and the M6.

The deceptively spacious accommodation briefly comprises of an entrance hall, sitting/dining room, modern kitchen, conservatory, three bedrooms, modern shower room and a cloakroom.

Outside offers gardens to the front and sides together with driveway parking to the front of the garage.

The bungalow benefits from gas central heating and double glazing throughout and is offered for sale with no upper chain.

### ENTRANCE HALL

8' 8" x 4' 5" (2.66m x 1.37m)

Double glazed door.

### SITTING/DINING ROOM

21' 7" max x 11' 10" max (6.58m x 3.63m)

Double glazed bay window, double glazed window, two radiators, freestanding gas fire to conglomerate hearth and back panel with painted surround, dado rail.

### KITCHEN

10' 3" max x 8' 9" max (3.14m x 2.69m)

Double glazed door, double glazed window, integrated plinth heater, excellent range of base and wall units, built in oven and grill, gas hob with extractor hood over, integrated fridge and freezer, built in microwave, built in washer/dryer, tiled splashbacks.

### CLOAKROOM

5' 0" x 2' 7" (1.54m x 0.80m)

Double glazed window, radiator, two piece suite comprises W.C. and wash hand basin with tiled splashback.





**HALL**

5' 8" max x 4' 7" max (1.73m x 1.41m)

Built in cupboard housing gas central heating boiler, loft access.

**BEDROOM**

18' 4" max x 11' 2" max (5.59m x 3.41m)

Double glazed window, radiator, fitted wardrobe.

**BEDROOM**

12' 3" max x 8' 1" max (3.75m x 2.48m)

Double glazed window, radiator, dado rail.

**SHOWER ROOM**

6' 11" x 5' 10" (2.11m x 1.80m)

Double glazed window, heated towel radiator, three piece suite comprises W.C., wash hand basin to vanity and fully panelled walk in shower with thermostatic shower fitting, extractor fan, fitted mirrored wall unit, partial tiling to walls, tiled flooring.

**BEDROOM/STUDY**

11' 8" max x 8' 11" max (3.56m x 2.73m)

Double glazed door to conservatory, radiator.

**CONSERVATORY**

10' 3" x 9' 6" (3.14m x 2.90m)

Double glazed French doors to garden, double glazed windows, UPVC roof, radiator.

**GARAGE**

17' 3" x 8' 3" (5.27m x 2.54m)

Up and over door, pedestrian door, mezzanine storage, lighting.

**OUTSIDE**

The front of the bungalow has an elevated flower bed, a lawn, driveway parking to the front of the garage and a variety of established trees and shrubs. The front lawn also continues around to the left hand side of the property and there is an enclosed garden to the right hand side which can be accessed via both an external gate and also via the conservatory. There is ample maintenance access at the rear.

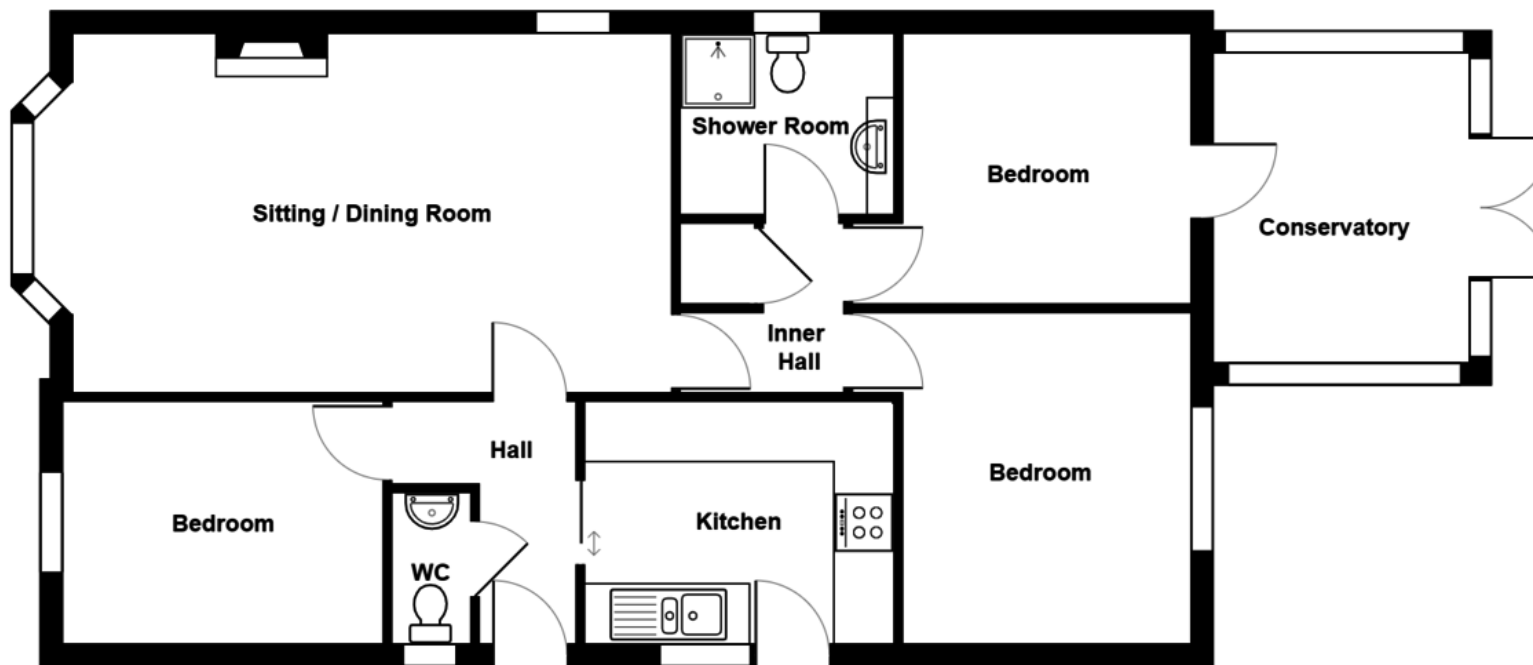
**SERVICES**

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

**COUNCIL TAX BANDING**

Currently Band E as shown on the Valuation Office website.





23a Maple Drive, Kendal  
 Total Area: 80.7 m<sup>2</sup> ... 869 ft<sup>2</sup>

For illustrative purposes only - not to scale. The position and size of features are approximate only.  
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#### Important Notice

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		
55-68	D	66   D	
39-54	E		
21-38	F		
1-20	G		

#### DIRECTIONS

From Kendal Town Hall proceed up Allhallows Lane, through Beast Banks and on to greenside turning left on to Bankfield road and take the first right on to Brigsteer Road. Continue and turn left on to Underwood and take the second right on to Maple drive and continue to find Number 23a located on the right at the head of the cul-de-sac.

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