



16 Esthwaite Green, Kendal  
Asking Price £400,000

Your Local Estate Agents  
Thomson Hayton Winkley



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An exceptionally appealing well presented detached house with gardens, garage and parking pleasantly located in a popular residential cul-de-sac within the market town of Kendal. Having a sitting room, dining room, kitchen, utility room, four bedrooms, bathroom, en suite and cloakroom.













## 16 ESTHWAITE GREEN

A well proportioned detached house occupying a pleasant cul-de-sac position in a popular residential area conveniently placed for the amenities on offer both in and around the market town of Kendal. The property is conveniently placed for the local convenience store and bus routes to the town centre and offers easy access to the many amenities available both in and around the town, road links to the M6 and the mainline railway station at Oxenholme.

The accommodation, which has been well maintained and is well presented throughout, briefly comprises entrance hall with access to the garage, sitting room, dining room, kitchen, utility room and cloakroom to the ground floor and four bedrooms, with one having an en suite shower room, and a bathroom on the first floor. The property benefits from double glazing and gas central heating.

Outside offers beautifully maintained gardens to the front and rear and ample driveway parking to the front of the garage.

## GROUND FLOOR

### ENTRANCE HALL

6' 10" max x 4' 2" max (2.09m x 1.28m)

Double glazed door with adjacent double glazed window, radiator, coving, access to garage.

### SITTING ROOM

18' 3" max x 16' 0" max (5.57m x 4.89m)

Two double glazed windows, radiator, decorative electric fire to marble hearth and back panel with oak surround, coving, wall lights, downstairs cupboard.

### DINING ROOM

9' 8" x 9' 3" (2.95m x 2.84m)

Double glazed French doors, radiator, coving.

### KITCHEN

12' 11" max x 9' 8" max (3.95m x 2.95m)

Double glazed window, radiator, excellent range of base and wall units, stainless steel sink, built in double oven, induction hob with extractor hood over, dishwasher, recessed spotlights, under wall unit lighting.

### UTILITY ROOM

5' 6" x 5' 1" (1.69m x 1.56m)

Double glazed door, radiator, space for fridge freezer, gas central heating boiler, fitted worktop and base unit, washing machine.

### CLOAKROOM

5' 1" x 3' 7" (1.56m x 1.11m)

Radiator, two piece suite comprises W.C. and wash hand basin with tiled splashback, fitted mirror.









## FIRST FLOOR

### LANDING

10' 11" max x 6' 1" max (3.35m x 1.87m)

Radiator, built in airing cupboard housing hot water cylinder, loft access.

### BEDROOM

11' 3" x 10' 4" (3.45m x 3.17m)

Double glazed window, radiator, built in wardrobe, fitted wardrobe.

### EN SUITE

7' 7" max x 4' 3" max (2.33m x 1.32m)

Double glazed window, heated towel radiator, W.C. with concealed cistern, wash hand basin to vanity, fully tiled walk in shower with thermostatic shower fitment, fitted mirror with lighting, extractor fan, recessed spotlights, tiling to walls.

### BEDROOM

10' 5" x 9' 10" (3.19m x 3.00m)

Double glazed window, radiator, built in wardrobe.

### BEDROOM

9' 8" x 9' 8" (2.95m x 2.95m)

Double glazed window, radiator.

### BEDROOM

8' 0" x 7' 3" (2.46m x 2.23m)

Double glazed window, radiator.

### BATHROOM

7' 1" max x 6' 6" max (2.16m x 1.99m)

Double glazed window, radiator, three piece suite in white comprises W.C. with concealed cistern, wash hand basin to vanity, and bath with electric shower over, wall lights with shaver point, extractor fan, partial tiling to walls.

### GARAGE

17' 9" x 9' 6" (5.42m x 2.92m)

Electric up and over door, light and power, fitted workbench and shelving, water supply, space for tumble dryer and freezer.

### OUTSIDE

The front of the house offers a well presented lawned garden with a well stocked border and ample driveway parking to the front of the garage. There is a generous enclosed landscaped garden at the rear of the property which includes patio seating areas, summerhouse, garden shed, immaculate lawn and beautiful well stocked borders.

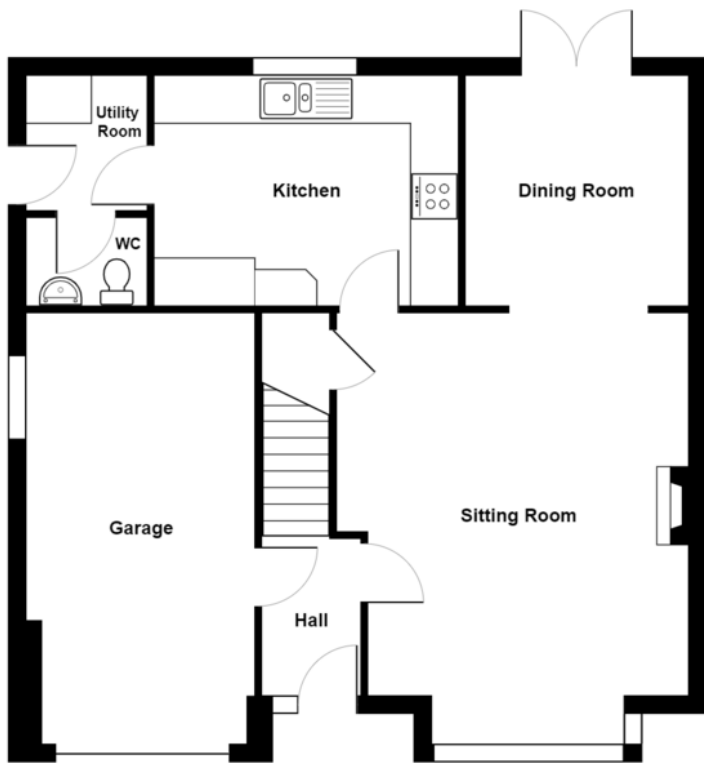
### SERVICES

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

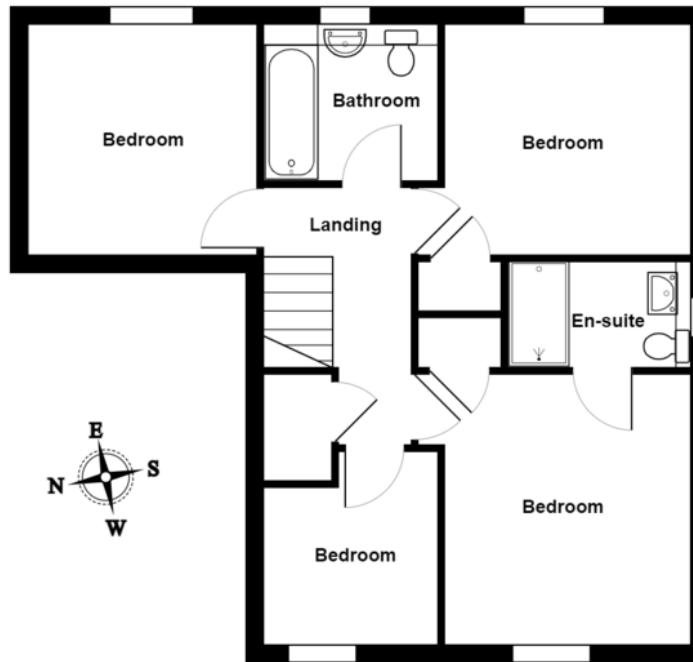
### COUNCIL TAX BANDING

Currently band E as per the Valuation Office website.





Ground Floor



First Floor

16 Esthwaite Green, Kendal

Total Area: 122.8 m<sup>2</sup> ... 1321 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		81   B
69-80	C		
55-68	D	68   D	
39-54	E		
21-38	F		
1-20	G		

DIRECTIONS

Leave Kendal centre heading along Aynam Road (A65), at the roundabout continue straight onto Burton Road, after passing the Leisure Centre turn left at the lights onto Heron Hill and take the first right onto Esthwaite Avenue. Continue to turn left on to Esthwaite Green then proceed to the end of the cul-de-sac and turn right to find number 16 facing you.

WHAT3WORDS:

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