



147 Vicarage Drive, Kendal
Asking Price £225,000

Your Local Estate Agents
Thomson Hayton Winkley



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147 VICARAGE DRIVE

A well proportioned semi detached bungalow with far reaching views across the town towards Benson Knott located in a popular residential area within Kendal conveniently placed for the amenities available both in and around the market town. The property is within easy reach of schools, Kendal college, public transport services, Kendal leisure centre and the town centre. The location offers easy access to both the Lake District and Yorkshire Dales National Parks, the mainline railway station at Oxenholme and road links to the M6.

The accommodation has been recently renovated to allow the purchaser to put their own stamp on this blank canvas by having the opportunity to install a kitchen of their choosing and own choice of wall coverings and floorings. There are two bedrooms, a sitting/dining room and kitchen space with stainless steel sink. The shower room has been installed by the current owner. The bungalow benefits from gas central heating and double glazing throughout with all major works having been completed including new plumbing, boiler, radiators, electrics and plastering.

Outside offers elevated outdoor space to the front and rear having views over the town towards Benson Knott. There is driveway parking to the front of the garage.

PORCH

5' 2" x 4' 7" (1.60m x 1.40m)

Double glazed door with adjacent double glazed window.

BOILER ROOM

3' 11" x 2' 10" (1.21m x 0.88m)

Gas combination boiler.

SITTING/DINING ROOM

16' 0" x 11' 9" (4.90m x 3.59m)

Double glazed window, radiator.

KITCHEN

9' 11" x 8' 4" (3.04m x 2.55m)

Double glazed door with adjacent double glazed window, radiator, stainless steel sink.

INNER HALL

6' 10" x 2' 5" (2.10m x 0.74m)

Loft access.

BEDROOM

12' 5" x 11' 4" (3.79m x 3.47m)

Double glazed window, two radiators.

BEDROOM

8' 9" x 8' 4" (2.69m x 2.55m)

Double glazed window, radiator.

SHOWER ROOM

6' 2" x 5' 6" (1.88m x 1.68m)

Double glazed window, radiator, W.C. with low level cistern, stainless steel wash hand basin and fully tiled walk in shower with thermostatic shower fitment, extractor fan, tiled flooring.

OUTSIDE

With careful landscaping the gardens offer great potential to create impressive outdoor space with the rear elevated garden having views over the town towards Benson Knott. There is off road parking to the front of the garage with a paved patio and water supply above.

GARAGE

17' 4" x 9' 2" (5.30m x 2.81m)

Up and over door, light and power.

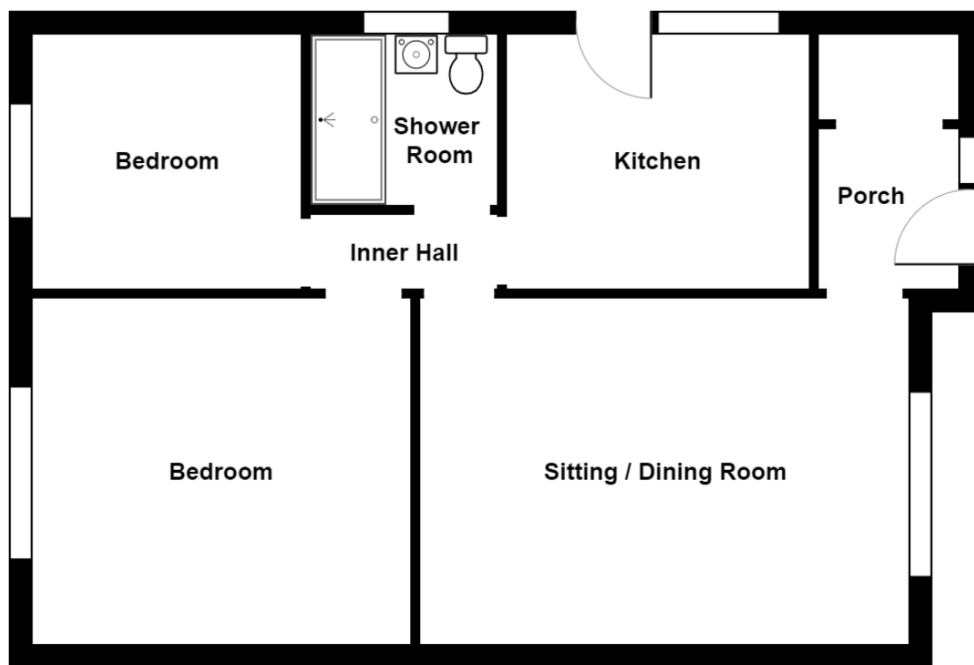
SERVICES

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

COUNCIL TAX BANDING

Currently Band C as per the Valuation Office website.





147 Vicarage Drive, Kendal
 Total Area: 55.1 m² ... 593 ft²



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		89 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

DIRECTIONS

From Kendal proceed south along Milnthorpe Road and turn right on to Vicarage Drive. Continue straight and bear right past the new houses to find number 147 being the elevated bungalow on the left with the black garage door.

WHAT3WORDS:

locals.full.privately

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