



10 Kendal Parks Road, Kendal  
Asking Price £550,000

Your Local Estate Agents  
Thomson Hayton Winkley



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An impressive detached house located on a desirable residential development to the south side of Kendal. Having two reception rooms, excellent dining kitchen, kitchenette, four bedrooms, bathroom, en suite, two cloakrooms, study, utility room, gardens, garage and driveway parking.







## 10 KENDAL PARKS ROAD

A deceptively spacious modern town house with far reaching views towards Scout Scar situated in a desirable residential area to the south of Kendal. The property is conveniently placed for the many amenities available both in and around the market town and is just a short walk from the mainline railway station at Oxenholme and Asda supermarket. The location offers easy access to road links to the M6 and both the Lake District and Yorkshire Dales National Parks.

The accommodation, which is laid to three floors, is both well maintained and beautifully presented.

The ground floor offers a generous entrance hall, substantial media room with kitchenette, cloakroom, and utility room with access to the garage.

There is an excellent dining kitchen, sitting room, study and cloakroom on the first floor and the second floor offers four bedrooms, with one having an en suite shower room, and a four piece bathroom.

The property benefits from double glazing and gas central heating throughout.

Outside there is driveway parking to the front of the generous garage and well presented gardens to the front and rear.

### GROUND FLOOR

#### ENTRANCE HALL

14' 7" max x 9' 1" max (4.47m x 2.77m)

Double glazed door with adjacent double glazed windows, radiator.

#### MEDIA ROOM

25' 7" x 11' 0" (7.81m x 3.36m)

Two radiators, recessed spotlights.

### KITCHENETTE

10' 4" x 4' 11" (3.15m x 1.50m)

Radiator, excellent range of base and wall units, stainless steel sink, gas combination boiler, extractor fan, space for fridge and wine cooler.

### CLOAKROOM

7' 5" x 3' 10" (2.28m x 1.18m)

Radiator, two piece suite in white comprises W.C., and wash hand basin, extractor fan, partial tiling to walls, tiled flooring.

### UTILITY ROOM

8' 5" x 6' 5" (2.57m x 1.98m)

Radiator, base units, plumbing for washing machine, built in cupboard, access to garage.

### FIRST FLOOR

#### LANDING

14' 3" max x 11' 7" max (4.36m x 3.55m)

Double glazed window to stairwell, radiator.

#### SITTING ROOM

16' 9" x 14' 3" (5.13m x 4.36m)

Two double glazed windows, two radiators.

#### DINING KITCHEN

30' 11" max x 10' 11" max (9.44m x 3.34m)

Double glazed bi-folding doors to patio, double glazed door and window, two radiators, excellent range of base and wall units, undermounted stainless steel sink to Silestone worktops and upstands, built in oven, grill and microwave, five burner gas hob with Silestone splashback and extractor hood over, integrated fridge, freezer and dishwasher, recessed spotlights, under wall unit lighting, plinth lighting, marble flooring.





## STUDY

8' 6" max x 7' 11" max (2.61m x 2.42m)

Double glazed window, radiator.

## CLOAKROOM

5' 11" x 4' 2" (1.81m x 1.28m)

Double glazed window, radiator, two piece suite in white comprises W.C., and wash hand basin, extractor fan, partial tiling to walls, tiled flooring.

## SECOND FLOOR

### LANDING

7' 9" x 7' 2" (2.38m x 2.20m)

Double glazed window to stairwell, radiator, loft access.

### BEDROOM

16' 11" max x 14' 3" max (5.16m x 4.36m)

Double glazed window, radiator.

### EN SUITE

8' 9" max x 4' 0" max (2.67m x 1.22m)

Double glazed window, heated towel radiator, three piece suite in white comprises W.C. with concealed cistern, wash hand basin to vanity and fully tiled shower cubicle with thermostatic shower fitment, extractor fan, recessed spotlights, shaver point, marble tiling to walls and floor.

## BEDROOM

14' 4" max x 11' 5" max (4.38m x 3.50m)

Double glazed window, radiator.

## BEDROOM

11' 6" max x 9' 3" max (3.51m x 2.82m)

Double glazed window, radiator.

## BEDROOM

11' 3" max x 8' 5" max (3.44m x 2.59m)

Double glazed window, radiator.

## BATHROOM

9' 1" max x 7' 3" max (2.77m x 2.21m)

Double glazed window, heated towel radiator, four piece suite in white comprises W.C. with concealed cistern, wash hand basin to vanity, fully tiled shower cubicle with thermostatic shower fitment and bath with mixer shower, extractor fan, recessed spotlights, shaver point, partial tiling to walls, tiled flooring.

## GARAGE

17' 1" x 13' 11" (5.21m x 4.26m)

Up and over door, light and power, space for tumble dryer.

## OUTSIDE

The front of the house offer driveway parking, a generous garage and a well presented lawn leading to a low maintenance gravelled area at the side. The rear of the property has an enclosed well maintained elevated garden which includes a patio, lawn and borders over two tiers.

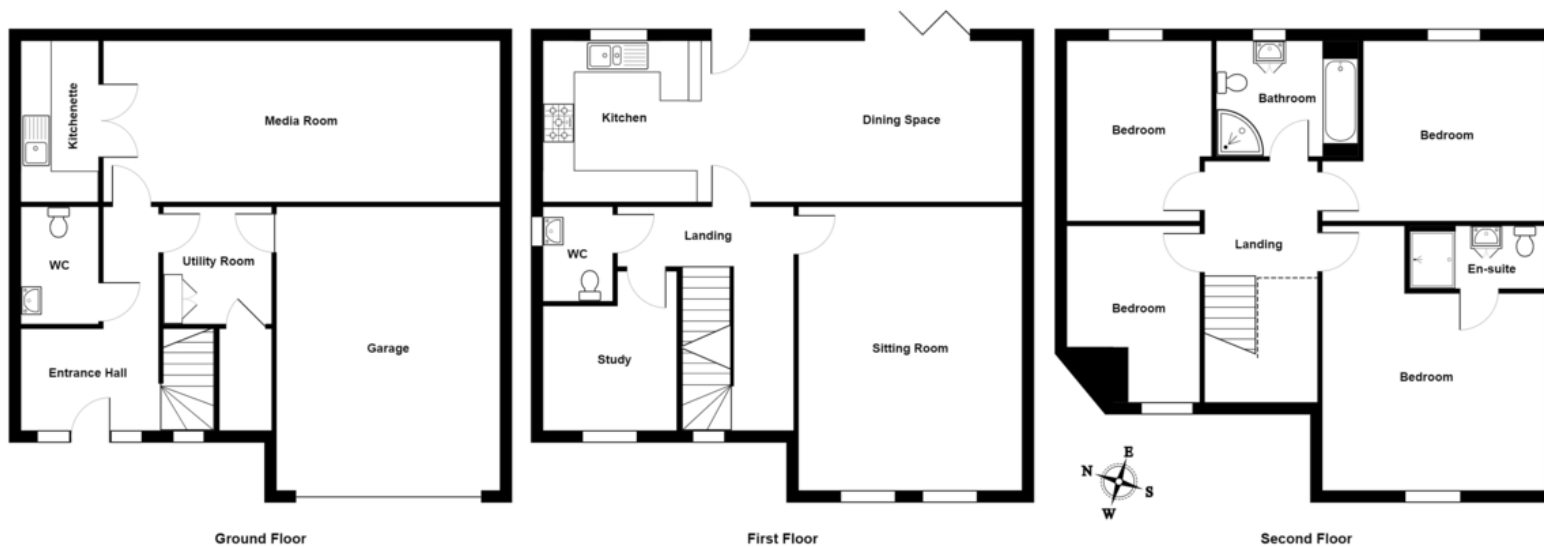
## SERVICES

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

## COUNCIL TAX BANDING

Currently band F as per the Valuation Office website.





10 Kendal Park Road, Kendal  
 Total Area: 225.3 m<sup>2</sup> ... 2425 ft<sup>2</sup>  
 For illustrative purposes only - not to scale. The position and size of features are approximate only.  
 © North West Inspector.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85   B	90   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### DIRECTIONS

From the centre of the town head south on the A65 Burton Road. Pass the Leisure Centre on the left and at the traffic lights turn left into Oxenholme Road. Continue to the traffic lights and turn left into Kendal Parks Road and continue straight on to the new development where number 10 is clearly marked on the left.

WHAT3WORDS: evenly.slice.bend

### Important Notice

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## Your Local Estate Agents Thomson Hayton Winkley



Kendal Office  
 112 Stricklandgate  
 Kendal  
 T. 01539 815700  
 E.kendal@thwestestateagents.co.uk

Windermere Office  
 25b Crescent Road  
 Windermere  
 T. 015394 47825  
 E.windermere@thwestestateagents.co.uk

Grange-over-Sands Office  
 Palace Buildings  
 Grange-over-Sands  
 T. 015395 33335  
 E.grange@thwestestateagents.co.uk

Kirkby Lonsdale Office  
 29 Main Street  
 Kirkby Lonsdale  
 T. 015242 71999  
 E.kirkby@thwestestateagents.co.uk

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