



121 Stainbank Road, Kendal  
Asking Price £320,000

Your Local Estate Agents  
Thomson Hayton Winkley



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A well proportioned detached house situated on a popular residential development within the market town of Kendal. Having a sitting room, dining room, kitchen, conservatory, three bedrooms, bathroom, cloakroom, double glazing, gas central heating, garage, gardens and driveway parking.













## 121 STAINBANK ROAD

A well proportioned detached house with views across the town situated in a popular residential area within Kendal being convenient for the many amenities available both in and around the market town and offering easy access to the Lake District National Park and the M6.

The well presented accommodation, which has been recently updated, briefly comprises entrance hall, sitting room with modern living flame gas fire and fireplace, dining room, modern kitchen, conservatory and cloakroom to the ground floor and three bedrooms with one having recently installed fitted wardrobes, and a modern bathroom to the first floor. The property benefits from double glazing and gas central heating.

Outside offers a garage and driveway parking together with gardens to the front and rear.

## GROUND FLOOR

### ENTRANCE HALL

9' 11" x 2' 11" (3.04m x 0.91m)

Double glazed door, radiator.

### SITTING ROOM

17' 8" max x 12' 2" max (5.41m x 3.71m)

Double glazed bay window, two radiators, living flame gas fire to marble fireplace, coving.

### KITCHEN

11' 6" x 7' 1" (3.53m x 2.17m)

Double glazed door to garden, double glazed window, radiator, good range of base and wall units, stainless steel sink, built in oven, electric hob with extractor hood over, space for fridge freezer, plumbing for washing machine, tiled splashbacks.

### PANTRY

5' 8" max x 3' 0" max (1.74m x 0.92m)

Fitted shelving and coat hooks.

### DINING ROOM

11' 9" x 7' 11" (3.59m x 2.42m)

Double glazed patio doors to conservatory, radiator, coving.

### CONSERVATORY

12' 3" x 6' 9" (3.75m x 2.06m)

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

### CLOAKROOM

5' 1" x 2' 11" (1.56m x 0.89m)

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







## FIRST FLOOR

### LANDING

10' 7" max x 6' 0" max (3.23m x 1.83m)

Double glazed window, loft access.

### BEDROOM

15' 10" max x 9' 4" max (4.83m x 2.85m)

Two double glazed windows, radiator, excellent range of fitted wardrobes.

### BEDROOM

9' 6" max x 9' 3" max (2.92m x 2.84m)

Double glazed window, radiator, built in wardrobe.

## BEDROOM

9' 1" max x 6' 0" max (2.79m x 1.83m)

Double glazed window, radiator, built in cupboard.

## BATHROOM

6' 10" x 5' 11" (2.09m x 1.82m)

Double glazed window, heated towel radiator, three piece suite in white comprises W.C., wash hand basin to vanity and bath with thermostatic shower over, extractor fan, partial panelling to walls.

## OUTSIDE

The front of the house offers driveway parking to the front of the garage and two well presented lawns with established trees. There is a well stocked bed at the side and the enclosed rear garden includes a lawn and well stocked borders.

## GARAGE

17' 3" max x 8' 2" max (5.28m x 2.50m)

Up and over door, timber pedestrian door, light and power, gas combination boiler, space for tumble dryer, fitted shelving, loft access.

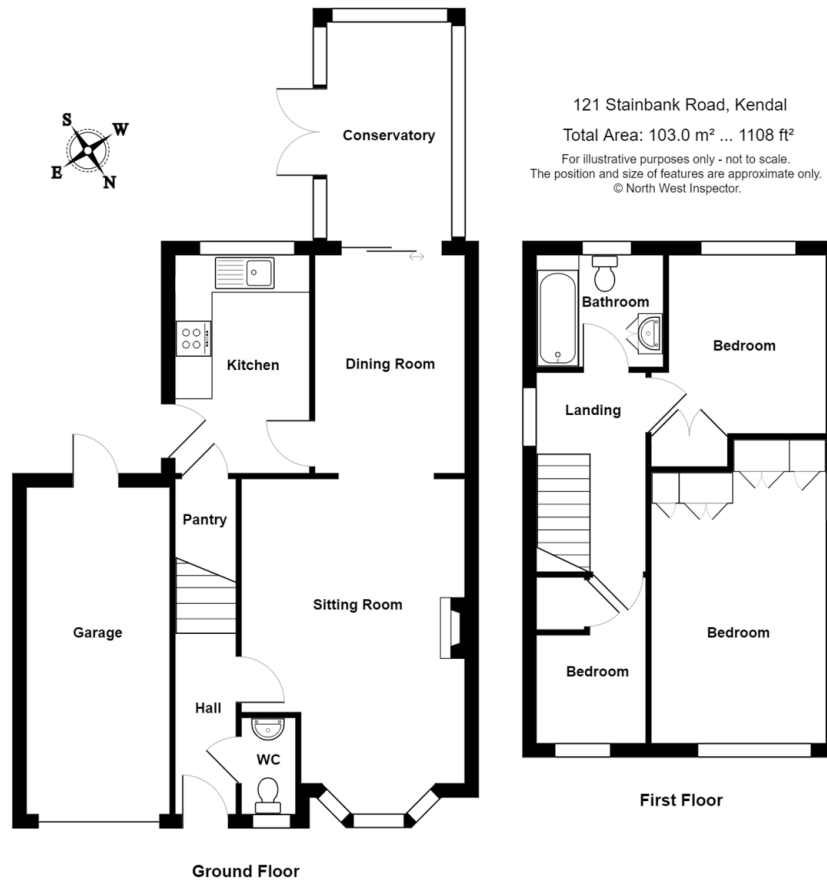
## SERVICES

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

## COUNCIL TAX BANDING

Currently band D as shown on the Valuation Office website.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C		
55-68	D	67   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, proceed to find number 121 Stainbank Road located on the right immediately after the entrance to Cedar Grove.

## WHAT3WORDS:

amused.item.mock

## Important Notice

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