

11 Archers Meadow, Kendal Asking Price £320,000

Your Local Estate Agents Thomson Hayton Winkley















ACCOMMODATION

An appealing semi detached house occupying a pleasant culde-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 close to Kendal Castle, a local convenience store and bus routes to the town centre. The location offers easy access to the many amenities available both in and around the town, road links to the M6, the mainline railway station at Oxenholme and both the Lake District and Yorkshire Dales National Parks.

The well proportioned accommodation briefly comprises entrance hall, sitting room, dining room, kitchen, conservatory, shower room and rear hall with access to the garage on the ground floor and has three bedrooms, with one having an en suite shower room, and a bathroom to the first floor. The property benefits from double glazing and gas central heating and is offered for sale with no upper chain.

Outside offers ample driveway parking to the front of the garage and well presented gardens to the front and rear.

GROUND FLOOR

ENTRANCE HALL

6' 11" x 4' 0" (2.13m x 1.23m)

Double glazed door, radiator, fitted coat hooks, coving.

SITTING ROOM

16' 1" max x 12' 10" max (4.92m x 3.93m)

Double glazed window, two radiators, living flame gas fire to feature fireplace, understairs cupboard, coving.

DINING ROOM

10' 9" max x 8' 2" max (3.30m x 2.49m)

Double glazed patio doors to conservatory, radiator, coving.

KITCHEN

11' 1" x 7' 8" (3.39m x 2.34m)

Double glazed window, radiator, good range of base and wall units, sink, built in oven, gas hob with extractor hood over, integrated fridge and dishwasher, tiled splashbacks.

CONSERVATORY

10' 8" x 7' 9" (3.27m x 2.37m)

Double glazed French doors and windows, UPVC roof, wall mounted electric heater, recessed spotlights, wall light.

REAR HALL

8' 9" x 3' 3" (2.69m x 1.01m)

Painted external door, double glazed Velux window, built in cupboard, wall lights, fitted coat hooks, access to garage.

SHOWER ROOM

7' 8" max x 5' 4" max (2.35m x 1.65m)

Double glazed Velux window, heated towel radiator, three piece suite comprises W.C. with concealed cistern, wash hand basin and walk in shower with thermostatic shower fitment, built in shelving, fitted mirror, extractor fan, recessed spotlights.









FIRST FLOOR

LANDING

11' 10" max x 6' 2" max (3.62m x 1.90m)

Radiator, built in airing cupboard housing electric tube heater, loft access.

BEDROOM

12' 11" x 8' 10" (3.95m x 2.71m)

Double glazed window, radiator, built in wardrobe.

EN SUITE

6' 2" x 4' 11" (1.89m x 1.50m)

Radiator, three piece suite in white comprises W.C., wash hand basin and fully tiled shower cubicle with thermostatic shower fitment, fitted glass shelf, extractor fan, partial tiling to walls.

BEDROOM

9' 9" max x 9' 7" max (2.98m x 2.94m)

Double glazed window, radiator, built in wardrobe.

BEDROOM

9' 10" max x 7' 0" max (3.00m x 2.14m)

Double glazed window, radiator, built in cupboard.

BATHROOM

7' 0" x 5' 6" (2.14m x 1.69m)

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, fitted mirrored wall unit, extractor fan, partial tiling to walls.

GARAGE

18' 0" max x 9' 6" max (5.49m x 2.92m)

Electric roller shutter door, light and power, space for freezer and tumble dryer, plumbing for washing machine, fitted wall unit, shelving and coat hooks, mezzanine storage.

OUTSIDE

There is driveway parking to the front of the garage and a well maintained lawned garden with established shrubs. The enclosed rear garden offers a lawn with well stocked border, patio and a store.

SERVICES

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

COUNCIL TAX BANDING

Currently band D as per the Valuation Office website.



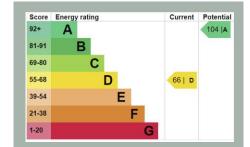






Important Notice **Ground Floor** First Floor

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