



152 Vicarage Drive, Kendal  
Asking Price £280,000

Your Local Estate Agents  
Thomson Hayton Winkley



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An appealing semi detached house with views across the town towards the Benson Knott situated in a popular residential area within the market town of Kendal. Having three bedrooms, two reception rooms, kitchen, shower room, gardens to front and rear, garage and ample off road parking.













## 152 VICARAGE DRIVE

A well proportioned semi detached house 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, which would now benefit from being updated cosmetically, briefly comprises porch, sitting room, dining room and breakfast kitchen to the ground floor and a landing with ample storage, three bedrooms and a shower room on the first floor. The property benefits from double glazing and gas central heating.

Outside there are gardens to the front and rear, a garage and ample driveway parking.

152 Vicarage Drive is offered for sale with no upper chain.

## GROUND FLOOR

### PORCH

4' 8" max x 3' 1" max (1.43m x 0.94m)

Double glazed door, block glass feature window, lighting, fitted coat hooks, tiled flooring.

### SITTING ROOM

17' 6" max x 12' 0" max (5.34m x 3.68m)

Single glazed door to porch, double glazed window, radiator, wall mounted gas fire to decorative surround, coving, fitted shelf.

### DINING ROOM

11' 6" max x 8' 11" max (3.52m x 2.74m)

Double glazed window, radiator, coving.

### BREAKFAST KITCHEN

12' 11" max x 7' 11" max (3.94m x 2.42m)

Double glazed door to garden, double glazed window, base and wall units, sink, built in oven, gas hob with extractor/ filter over, space for fridge freezer, plumbing for washing machine, fitted breakfast table, fitted shelf, tiling to walls.









## FIRST FLOOR

### LANDING

10' 1" max x 5' 8" max (3.08m x 1.75m)

Built in cloaks and storage cupboard, built in airing cupboard housing hot water cylinder.

### BEDROOM

12' 2" max x 10' 11" max (3.71m x 3.33m)

Double glazed window, radiator, fitted wardrobes and chests, wall light with shaver point, fitted mirror, coving.

### BEDROOM

9' 8" x 9' 4" (2.95m x 2.87m)

Double glazed window, radiator, built in wardrobe.

### BEDROOM

9' 3" x 6' 9" (2.82m x 2.08m)

Double glazed window, fitted shelving.

### SHOWER ROOM

7' 7" max x 5' 5" max (2.33m x 1.66m)

Two double glazed windows, wall mounted electric heater, heated towel rail, three piece suite comprises W.C., wash hand basin and fully tiled shower cubicle with thermostatic shower fitment, coving, fitted mirror, tiling to walls.

## OUTSIDE

The front of the house offers ample driveway parking, both to the front of the garage and to the additional adjacent tarmac driveway. There is also a lawned garden with well stocked borders and a rockery feature. The rear of the property has generous outdoor space which includes a variety of established shrubs and fruit bushes, a lawn, purpose built vegetable/flower beds and a timber garden shed.

## GARAGE

17' 2" max x 9' 1" max (5.24m x 2.79m)

Remote control roller shutter door, double glazed window, light and power, gas central heating boiler, fitted shelving, space for tumble dryer.

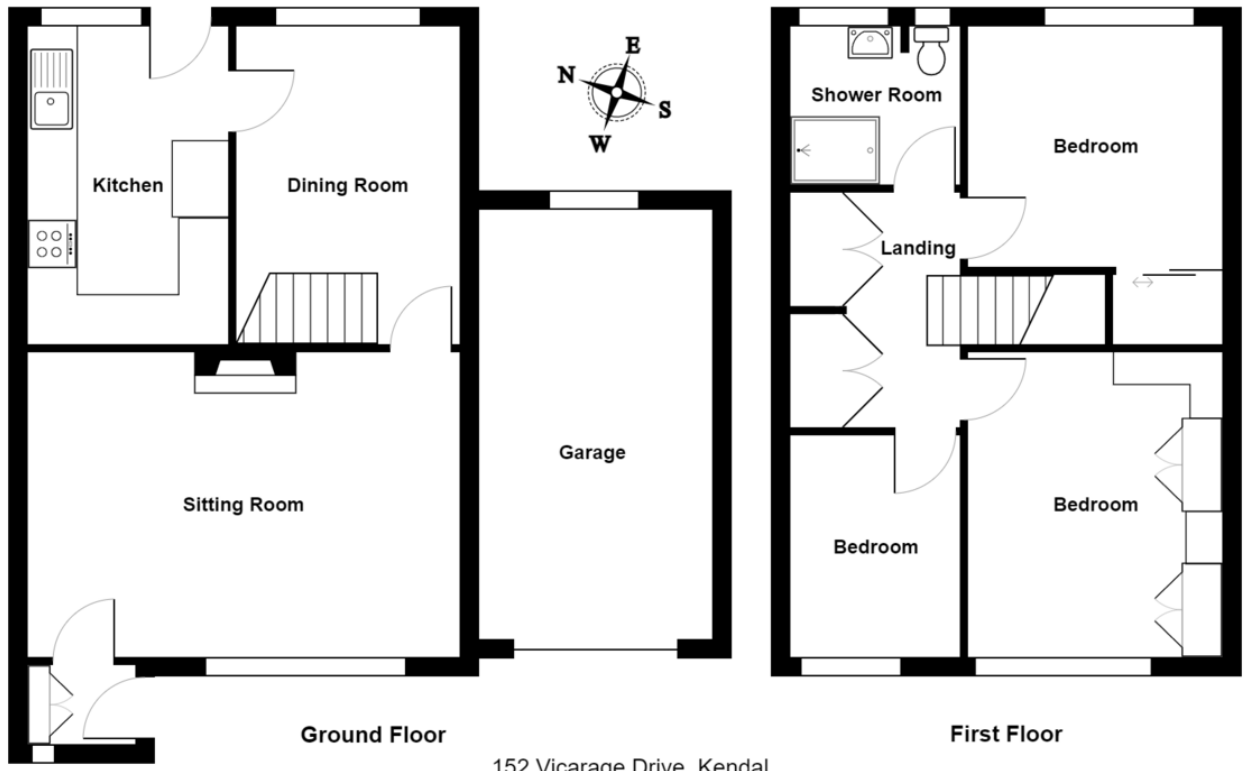
## SERVICES

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

## COUNCIL TAX BANDING

Currently Band C as per the Valuation Office website.





**Ground Floor** **First Floor**

152 Vicarage Drive, Kendal  
 Total Area: 99.8 m<sup>2</sup> ... 1074 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		84   B
69-80	C	70   c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**DIRECTIONS**

From Kendal town centre head south onto Milnthorpe Road and turn right at Kendal College on to Vicarage Drive. Proceed past the entrance to Kendal college and continue to find number 152 clearly marked on the right.

WHAT3WORDS: quite.burst.input

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