



8 CALVERT COURT, MAIN STREET, ENDMOOR, KENDAL, LA8 0EU
£275,000

MILNE MOSER
SALES + LETTINGS

8 CALVERT COURT MAIN STREET, ENDMOOR KENDAL, LA8 0EU



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PARKING

OVERVIEW

Having lovely views to three sides, this end terraced house forms part of a small courtyard style development and is ideal for families or first time buyers. Larger than expected, the three bedrooms are all a good size and there is a lounge diner with French doors to the garden and a kitchen diner. A useful laundry/utility room helps keep the kitchen clutter free and there is a generous bathroom with four piece suite - unusual in a property is this type. Externally, there is an enclosed garden at the rear plus a deck and shed at the side and two parking spaces in the courtyard at the front. Available with no onward chain, the property is gas centrally heated and has UPVC double glazed windows. Centrally positioned in Endmoor with the Bakery just across the road, Club Inn nearby and primary school within walking distance, the property also has excellent access to the M6 motorway, Kendal, Kirkby Lonsdale and wider Lake District and Yorkshire Dales. No onward chain.

ACCOMMODATION

From the courtyard parking area, a part glazed wooden door leads into:

KITCHEN DINER

11' 3" x 12' 5" (3.43m x 3.78m)

A UPVC double glazed window faces the front aspect overlooking the courtyard towards fields. Fitted with grey painted base and wall units, speckled worktops, tiled splashbacks and a stainless steel sink with drainer. There is a five burner gas hob with canopy above, an electric oven and space for an upright fridge freezer.





Stairs lead to the first floor and there is a radiator, ceiling light and space for a dining table. The under stairs cupboard provides useful storage.

UTILITY/LAUNDRY

6' 7" x 6' 3" (2.00m x 1.91m)

Perfect for keeping for coats and shoes tidied away, the utility/laundry also has plumbing for a washing machine, space for at tumble dryer and a wall mounted Vaillant boiler. There is a radiator, ceiling light and frosted UPVC double glazed window

LOUNGE

18' 3" x 11' 10" (5.56m x 3.60m)

A spacious lounge with UPVC double glazed French doors leading to the garden and a further UPVC double glazed window at the side - there are pleasant outlooks from both. Radiator and a ceiling light. There is a capped off gas pipe behind the corner fire (disconnected) and television/satellite cabling.

LANDING

Having access to the loft and a ceiling light. The loft is boarded and has a light.

BEDROOM

9' 2" x 15' 1" (2.79m x 4.60m)

A good sized double bedroom with laminate style flooring, two wall lights and a radiator. There are lovely views to the rear across countryside from the UPVC double glazed window.

BEDROOM

8' 9" x 12' 0" (2.66m x 3.65m) including wardrobes

Another good double bedroom also facing the rear aspect. There is a triple wardrobe with louvre doors and overhead storage, laminate style flooring, a ceiling light and radiator. UPVC double glazed window.

BEDROOM

9' 1" x 9' 4" (2.77m x 2.83m)

The third bedroom is also a good size with a UPVC double glazed window looking towards fields at the front, a ceiling light and radiator.



BATHROOM

8' 8" x 6' 4" (2.63m x 1.94m)

A frosted UPVC double glazed window to the front elevation. Fitted with a four piece suite comprising bath with central taps, a quadrant shower cubicle, WC and pedestal wash hand basin. There is a white heated towel rail, an extractor and downlights.

EXTERNAL

To the front of the property within the courtyard are two parking spaces. A gate at the side leads into the garden. Fully enclosed, the garden is bounded by walling and has a lawn at the rear and a deck at the side. There are views to fields and countryside plus power sockets and lights. The garden shed is to stay.

DIRECTIONS

Leaving Kendal on A65, Burton Road, proceed past Asda supermarket and Westmorland General Hospital. Continue past Oxenholme, Barrows Green and Summerlands. On reaching Endmoor, continue into the centre of the village. Turn right alongside the Club Inn following the drive round to the left into the courtyard area. Number 8 is in the far corner.
what3words///arriving.tint.stressed







GENERAL INFORMATION

Services: Mains Water, Gas, Electric and Drainage
 Tenure: Freehold. The property may not be used for a trade or business and can only be used for residential purposes.
 Council Tax Band: D

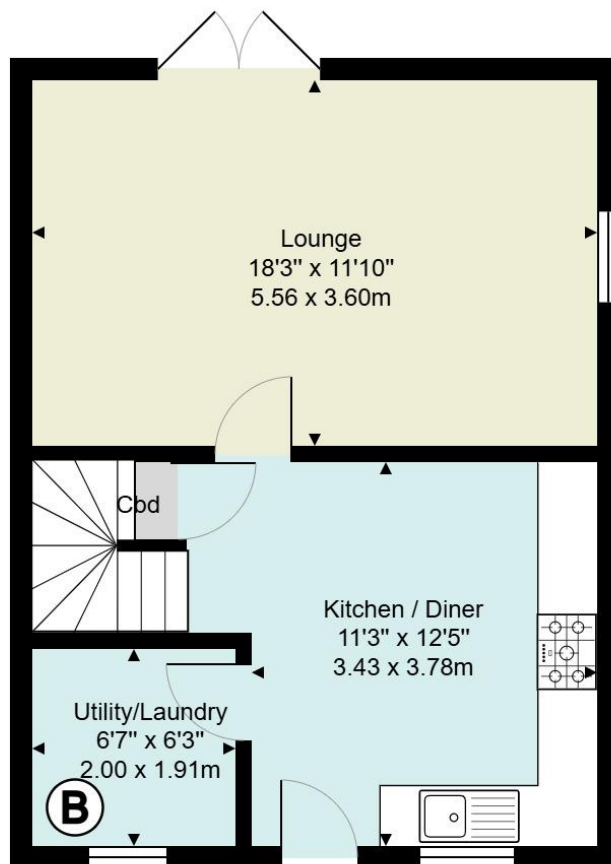
To check Broadband and Mobile phone coverage, click on our Key Facts for Buyers report online if available or visit www.ofcom.org.uk/phones-telecoms-and-internet/coverage

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

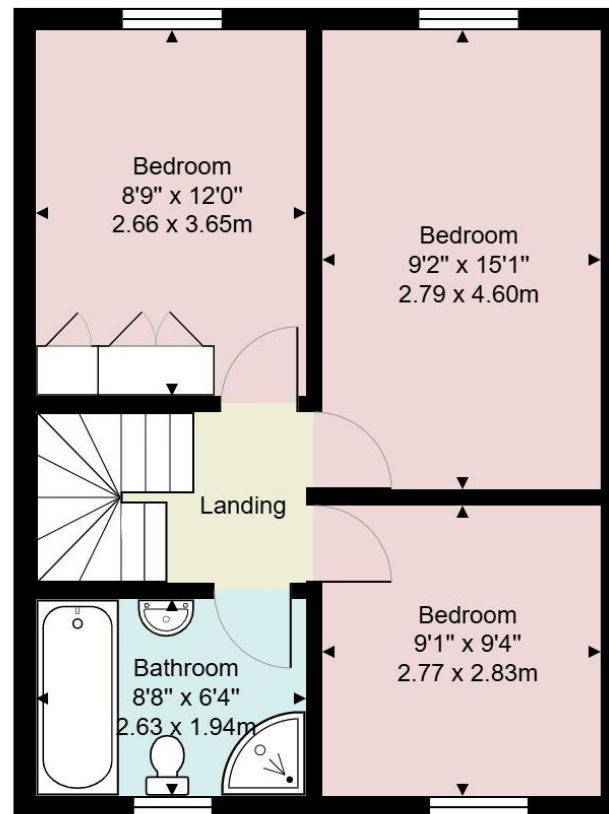


ARRANGE A VIEWING

To arrange your viewing contact our Kendal Team:
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Ground Floor



1st Floor

Approx. Total Area: 902 ft² ... 83.8 m²

This plan is for illustrative purposes only and should be used as such by any prospective purchasers.
 The appliances and systems shown have not been tested and no guarantee to their operability or efficiency can be given.
 Measurements are approximate and for display purposes only

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