



30 SPARROWMIRE LANE, KENDAL, LA9 5PX  
**£295,000**

**MILNE MOSER**  
SALES + LETTINGS



## 30 SPARROWMIRE LANE KENDAL LA9 5PX



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GARAGE

### OVERVIEW

Having been extended not once but twice, this mid terraced house is larger than expected and perfect for families. Reconfiguring the first floor layout at the same time, the current owners have created an excellent dining kitchen space at the rear plus a generous master bedroom with stylish ensuite. The lounge has a woodburner and there is a ground floor cloakroom, two further first floor bedrooms and a family bathroom. Externally, a patio at the front is perfect for admiring the elevated view and there is a gated patio space at the rear which could be used for parking plus a block built garage. Gas centrally heated, UPVC double glazed and Solar PV panels to the roof. Modern fittings and decor throughout.

### ACCOMMODATION

Steps lead up to the UPVC double glazed door and into:

#### HALL

A pleasant well decorated hallway with a UPVC double glazed window at the side and stairs leading to the first floor. There is a ceiling light and a radiator.

#### LOUNGE

14' 2" x 12' 0" (4.32m x 3.66m)

UPVC double glazed window overlooking rooftops towards the golf course and fells. Multi fuel woodburner with polished stone plinth and wooden lintel, a ceiling light and radiator.







#### KITCHEN & FAMILY/DINING ROOM

Kitchen 15' 10" x 8' 2" (4.81m x 2.48m)

Family/Dining Room 14' 5" x 7' 6" (4.40m x 2.29m)

Extended at the rear, this generous space is perfect for family dining and relaxing. UPVC double glazed French doors lead to the rear patio/parking and there is a UPVC double glazed window. The kitchen area is fitted with grey shaded base and wall units, quartz worktops and inset one and a half bowl sink and tiled splashbacks. The induction hob with canopy above is set on a peninsula and there is an electric oven, integrated fridge plus space and plumbing for both a slimline dishwasher and a washing machine. There is space for a tumble dryer and larger fridge freezer if required. Two ceiling lights, downlights and two radiators. The boiler is concealed to a wall cupboard. An understairs cupboard provides important storage and has hanging space for coats and a ceiling light. Access to the WC.

#### WC

A modern cloakroom fitted with a WC, pedestal wash hand basin and a ceiling light.

#### LANDING

There is access to the insulated loft via a drop down ladder. Ceiling light.

#### BEDROOM

12' 10" x 16' 11" (3.92m x 5.17m)

A generous master bedroom forming part of the extension at the rear. A UPVC double glazed window, ceiling light, downlights and a radiator.

#### ENSUITE

5' 7" x 7' 2" (1.70m x 2.19m)

Fitted with a contemporary suite with double sinks set to a vanity units of cupboards and drawers, a large quadrant shower cubicle and a WC. Marble style tiling to the walls, a frosted UPVC double glazed window, ceiling light and extractor.

#### BEDROOM

10' 3" x 9' 4" (3.12m x 2.85m)

Facing the front aspect and having a fantastic view towards the golf course and Scar, the second double bedroom has a ceiling light, UPVC double glazed window and radiator.





#### BEDROOM

9' 1" x 9' 5" (2.77m x 2.88m) max

Also enjoying the view to the front, the third bedroom has a built in cabin bed over the stairs to maximise floor space. UPVC double glazed window, ceiling light and a radiator.

#### BATHROOM

6' 3" x 5' 4" (1.90m x 1.62m)

Fitted with a bath with shower, screen and mixer above, a pedestal wash hand basin and a WC. The walls have been part tiled and there is a ceiling light and radiator.

#### EXTERNAL

To the front of the house is a pleasant patio with space for pots and furniture - there is a lovely view across to the golf course and fell beyond. A ginnel between 30 and 28 leads to the rear. A gated patio at the rear could also be used for parking if required and there is an external socket and tap.

#### GARAGE

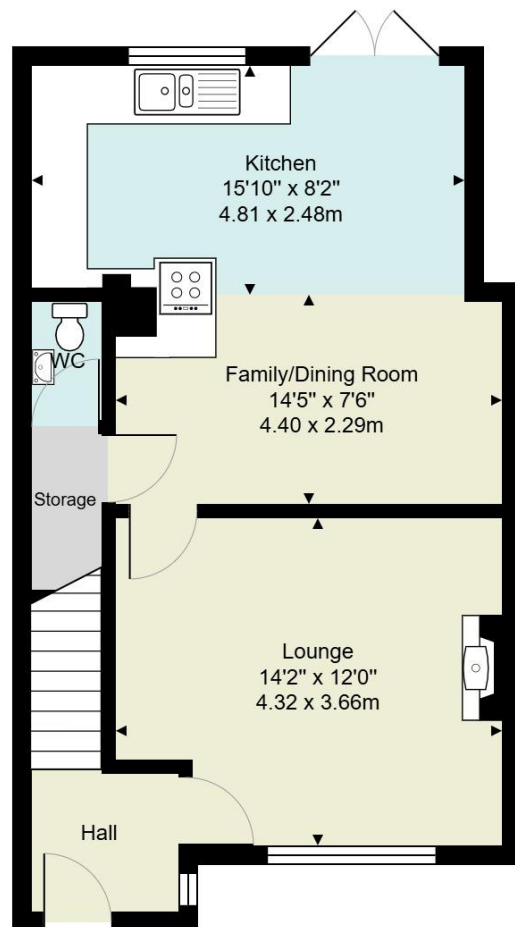
10'1 " x 17' 7" (3.07m x 5.36m)

A block built garage with electric roller door, power and light. Frosted UPVC double glazed window and door plus additional mezzanine storage within the roof space.

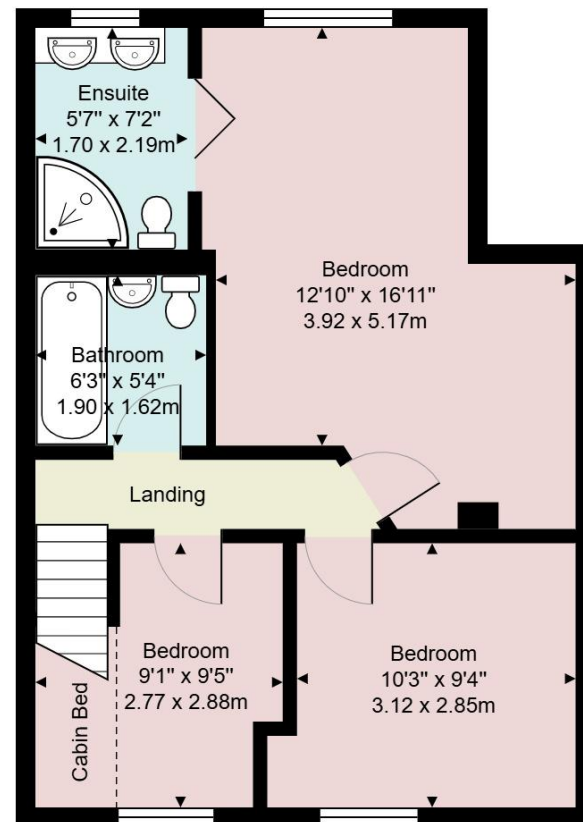
#### DIRECTIONS

From Burneside Road, turn left onto Sparrowmire Lane prior to the railway bridge. Follow the road over the speed bumps with number 30 being in an elevated position to the left hand side. There is level vehicle access at the rear via High Mead.  
what3words///withdraws.fines.layers





Ground Floor



1st Floor

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









#### GENERAL INFORMATION

Services: Mains Water, Gas, Electric and Drainage. PV Solar panels are fitted to the roof and are on a FIT.

Tenure: Freehold

Council Tax Band: B

EPC Grading: TBC

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](http://www.ofcom.org.uk/phones-telecoms-and-internet/coverage)

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		81 B
69-80	<b>C</b>	76 C	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		



#### ARRANGE A VIEWING

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