



30 CASTLE GREEN CLOSE, KENDAL, LA9 6AT
£240,000

MILNE MOSER
SALES + LETTINGS

30 CASTLE GREEN CLOSE KENDAL LA9 6AT



3



2



1



GARAGE &
PARKING

OVERVIEW

Having an elevated position and outstanding views at the rear over Kendal towards the castle and Scout Scar, this three bedroom semi-detached house is available with no onward chain. Requiring updated throughout, buyers have the potential to personalise and modernise to their own tastes and create a wonderful long term home. There are two traditional reception rooms plus a conservatory with 180 degree views, a kitchen and ground floor cloakroom. On the first floor are three bedrooms - each with views, plus a shower/wet room. The loft, subject to planning, offers further potential. Externally, there is an undercroft/workshop, an outhouse and attached garage. Off road parking and cottage garden at the front and a mature sloping rear garden. Viewing is highly recommended to appreciate the potential and scope.

ACCOMMODATION

From the driveway, a UPVC double glazed door leads into:

HALLWAY

A UPVC double glazed window faces the front aspect and there is a radiator, ceiling light and wall mounted panel heater. Stairs with storage beneath lead to the first floor.

WC

Frosted UPVC double glazed window to the side aspect. WC, a wash hand basin, ceiling light and shelving.





LOUNGE

12' 5" x 13' 11" (3.77m x 4.24m) into bay

A UPVC double glazed window faces the front elevation. Wall mounted gas fire with shelf above, a ceiling light, two wall lights and a radiator.

DINING ROOM

12' 1" x 12' 11" (3.69m x 3.94m)

Double glazed French doors lead to the conservatory and there are glimpses of the fantastic view beyond. Wall mounted gas fire, shelving and a ceiling light.

CONSERVATORY

11' 8" x 8' 3" (3.56m x 2.51m)

UPVC double glazed to two sides and a glazed roof. The view from the conservatory is outstanding - across to Kendal Castle and Scout Scar. Two wall lights, a radiator and ceiling light.

KITCHEN

6' 7" x 16' 10" (2.02m x 5.14m)

Also having the fantastic view, the kitchen is fitted with wood effect base and wall units with matching worktops and wood clad ceiling and walls. Stainless steel sink unit, space for an electric oven and space for a fridge freezer. There is plumbing for a washing machine, two ceiling lights, a radiator and wall mounted electric panel heater. UPVC double glazed windows face the rear and side aspects and there is an external door.

LANDING

UPVC double glazed to the side elevation. Ceiling light and access to the loft via drop down ladder.

LOFT

Part developed, the boarded loft has a UPVC double glazed window to the side with excellent view, power and light. Eaves storage.

BEDROOM

12' 1" x 13' 0" (3.69m x 3.96m)

UPVC double glazed window to the rear aspect - the view from the bedroom is excellent. Radiator and a ceiling light.

BEDROOM

12' 6" x 12' 4" (3.81m x 3.75m)

Overlooking fields towards woodland, the second bedroom has a radiator, ceiling light and UPVC double glazed window.



BEDROOM

6' 5" x 8' 0" (1.95m x 2.43m) max

The third bedroom also faces the front and has a built-in corner wardrobe, shelving and drawers. Wall mounted electric panel heater, a ceiling light and radiator. UPVC double glazed window.

WETROOM

6' 10" x 7' 9" (2.07m x 2.35m) max

Frosted UPVC double glazed window to the rear aspect. Fitted with a pedestal wash hand basin, WC and an open shower area with wall mounted Mira shower. Ceiling light, extractor, wall mounted fan heater and a built-in airing cupboard with hot water cylinder and shelving.

EXTERNAL

Mature garden spaces extend to the front and rear of the property. At the front is a cottage style garden with lawn and borders and driveway parking. Access at the side leads to the rear garden and past the outhouse and steps up to the kitchen door. The rear garden slopes away from the house and is also planted in a cottage style. The undercroft is accessed via a UPVC double glazed door and has excellent potential as a workshop.

GARAGE

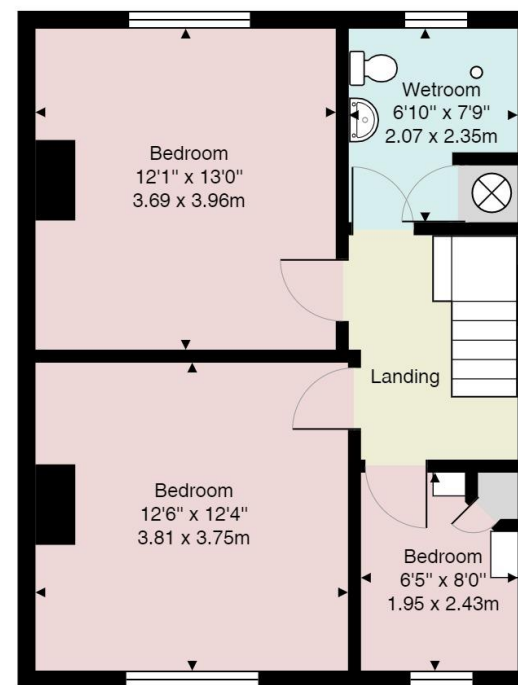
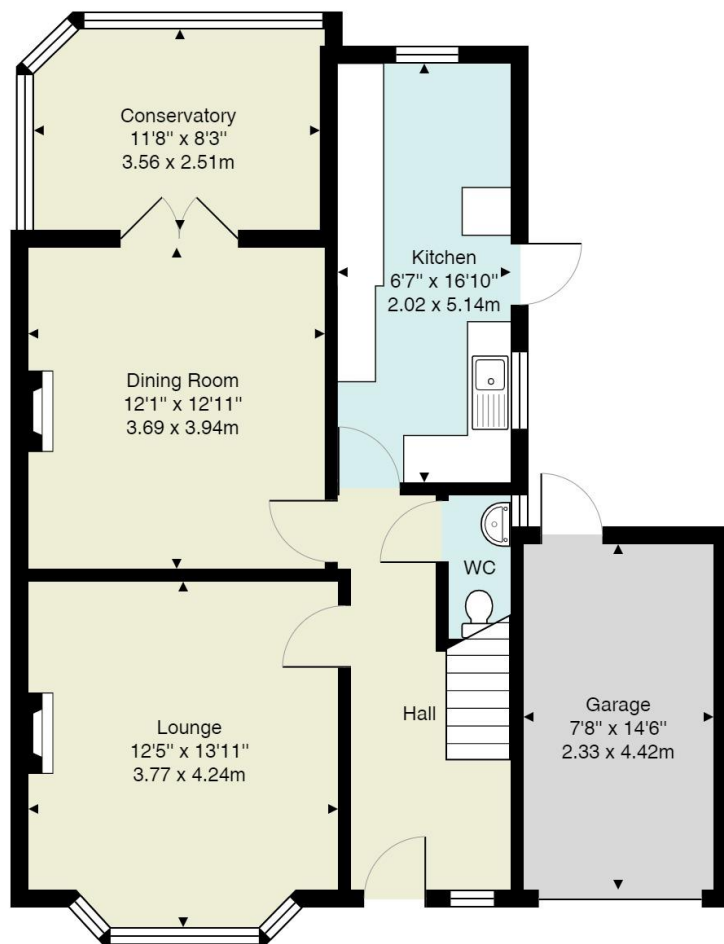
7' 8" x 14' 6" (2.33m x 4.42m)

Frosted window to the side, up and over door and a pedestrian door at the rear. Power and light.

DIRECTIONS

Leaving Kendal on Sedbergh Road, continue after the allotments and pedestrian crossing onto Castle Green Lane. Turn right onto Castle Green Close and follow round to the left. The property is located towards the head of the cul de sac to the right hand side. [what3words///loaf.window.beam](#)





Approx. Total Area: 1286 ft² ... 119.5 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





GENERAL INFORMATION

Services: Mains Water, Gas, Electric and Drainage
 Tenure: Freehold
 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 | | 74 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | 34 F | |
| 1-20 | G | | |



ARRANGE A VIEWING

To arrange your viewing contact our Kendal Team:
 100 Highgate, Kendal, LA9 4HE
Telephone. 01539 725582
Email. kendalproperty@milnemoser.co.uk

MILNE MOSER

SALES + LETTINGS

KENDAL OFFICE

100 Highgate, Kendal, Cumbria LA9 4HE

Telephone. 01539 725 582

Fax. 01539 723 425

Email. kendalproperty@milnemoser.co.uk

Email. lettings@milnemoser.co.uk

MILNTHORPE OFFICE

Westmorland House, The Square,

Milnthorpe, Cumbria LA7 7QJ

Telephone. 015395 64600

Fax. 015395 63976

Email. milnthorpeproperty@milnemoser.co.uk



These particulars are set out as a general outline in accordance with the Consumer Protection from Unfair Trading Regulations 2008 only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in the employment of Milne Moser has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. Intending purchasers and lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property. The information provided by the vendor in these particulars is based on the opinion of the vendor only and any intending purchaser, lessee or third party should not rely upon this information as a statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of the information provided.