



WESTWOOD, DOVE NEST LANE, ENDMOOR, KENDAL, CUMBRIA, LA8 0EY
£350,000

MILNE MOSER
SALES + LETTINGS

WESTWOOD
DOVE NEST LANE
ENDMOOR, KENDAL
LA8 0EY



OVERVIEW

Having larger than expected accommodation, this four bedroomed semi-detached house is a perfect family home with space for everyone. The good sized lounge has a built in media wall and further space for a dining table or study area whilst the well fitted kitchen has an adjoining dining family room - perfect for everyday meals and social activities. Three of the four bedrooms are doubles, with the master having a Juliet balcony and French doors and view over a field to the rear. The house bathroom has been updated in recent years and boasts a four piece suite with boutique hotel styling. The terraced garden has planting areas and a level top lawn and there is off road parking for a number of cars at the front.

Endmoor has always proved popular with a range of buyers and boasts a primary school, bakery, social club and village hall. There are good links to the M6 motorway and public transport.

ACCOMMODATION

From the ample driveway, a contemporary composite front door leads into:

HALL

A UPVC double glazed window faces the side aspect and stairs lead to the first floor. There is storage space under the stairs, a ceiling light, radiator and laminate style flooring.





LOUNGE DINER

13' 8" x 25' 10" (4.15m x 7.88m) max

A UPVC double glazed window faces the front elevation and there are sliding double glazed patio doors to the rear. A media wall provides space for a large TV and there is a modern electric flame effect fire beneath. Two radiators, two ceiling lights and B4RN router.

KITCHEN

8' 11" x 12' 8" (2.71m x 3.87m)

A UPVC double glazed window overlooks the rear patio. Fitted with mushroom shaded shaker base and wall units with brushed chrome handles and wood block effect worktops. A stainless steel one and a half bowl sink with drainer, a gas hob with hood above and an electric oven. Integrated fridge freezer and dishwasher. Contemporary metro style splashbacks tiling, downlights and a radiator. Open access to the family/dining space.

FAMILY DINING ROOM

9' 3" x 18' 2" (2.81m x 5.54m)

A lovely social room with space for a dining table plus a sofa or desk. UPVC double glazed windows face the front and rear aspects giving the room lots of natural light and there is an external door. The boiler has been concealed to a wall cupboard and there is plumbing for a washing machine. Downlights and a radiator.

LANDING

Access to the loft and a ceiling light.

BEDROOM

9' 1" x 18' 2" (2.76m x 5.54m)

A UPVC double glazed window faces the front elevation and there are French doors leading to a Juliet balcony at the rear. Pleasant outlooks to both the front and rear. A good sized double bedroom with a radiator and ceiling light.

BEDROOM

11' 10" x 12' 8" (3.61m x 3.87m)

The second double bedroom faces the rear aspect overlooking the garden and field. Radiator, ceiling light and a UPVC double glazed window.



BEDROOM

10' 5" x 12' 8" (3.18m x 3.85m)

A UPVC double glazed window faces the front aspect. Another good sized double with a ceiling light and radiator.

BEDROOM

9' 3" x 8' 9" (2.81m x 2.68m) inclusive

Currently used as a dressing room, the fourth bedroom has hanging rails, drawers and cubby storage. Built-in cupboard over the stairs, a ceiling light, radiator and UPVC double glazed window.

BATHROOM

6' 10" x 8' 6" (2.08m x 2.60m)

Updated and reconfigured in recent years, the bathroom is now a tranquil space to bathe and relax. Low level lighting has been installed beneath the bath and vanity basin along with an illuminated mirror and toiletry shelf/alcove. Double ended bath with offset taps, a double walk in cubicle with fixed head and riser, a concealed cistern WC and vanity hand basin with drawers beneath. Anthracite heated towel rail, extractor, downlights and a shaver point. Frosted UPVC double glazed window.

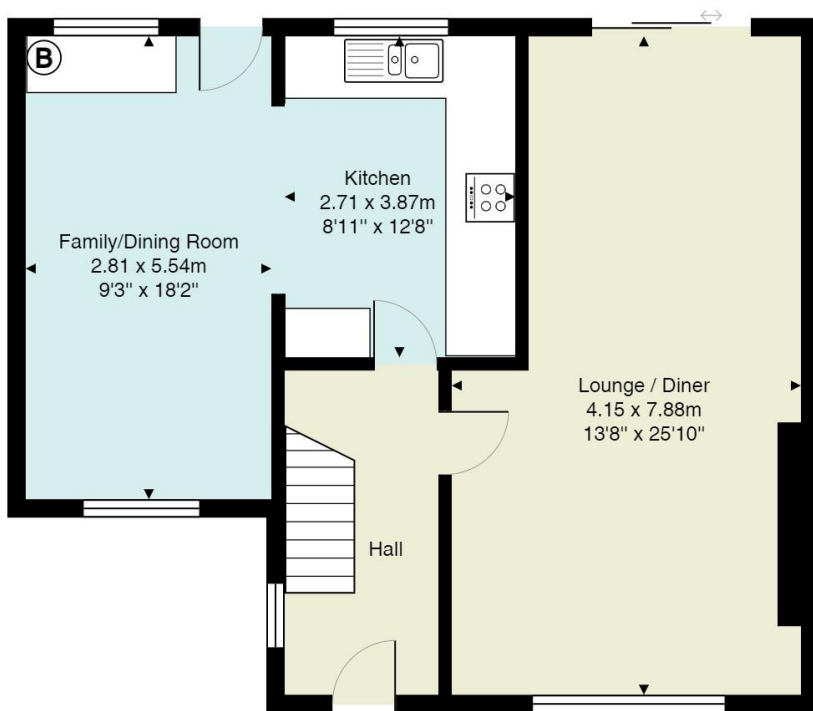
EXTERNAL

To the front of the house is a good sized parking area with space for a number of cars. There is a raised bed and gravelled area to the side with a shed and access to the rear garden. The rear garden is tiered with a patio close to the house, rockery style beds and a shared stepped path leading up to the level top lawn. There is a block seating area and evergreen beds and the lawn has a shrub border interspersed with spring bulbs. There is an external light, tap and view over the adjoining field.

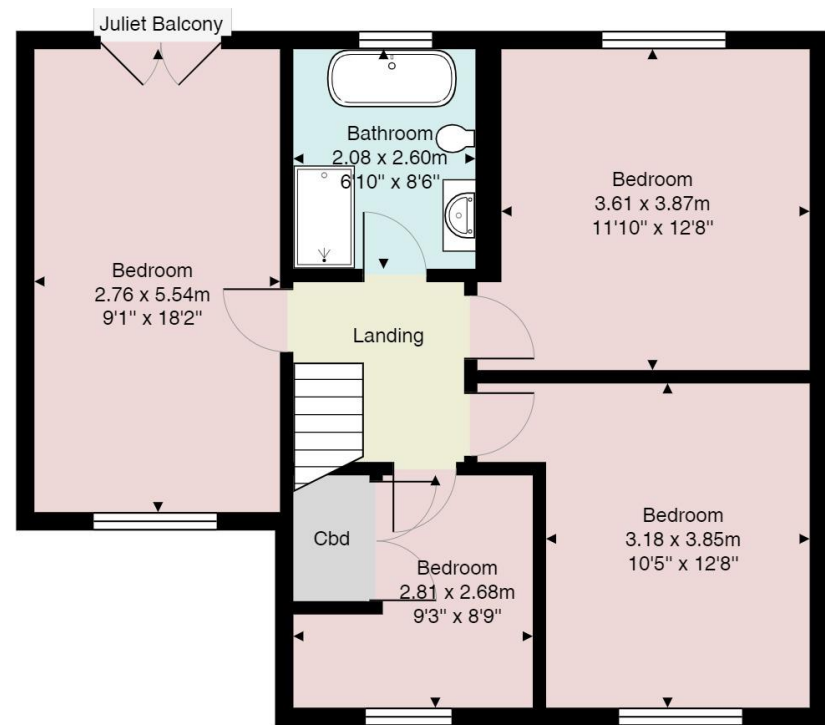
DIRECTIONS

Leaving Kendal on A65, Burton Road, proceed out of town passing Asda, Westmorland General Hospital and Oxenholme. Continue through Barrows Green and Summerlands and into Endmoor. At the Clock Tower, turn left and then immediately right onto Enyeat Road. Follow onto Dove Nest Lane, continuing down the hill and round to the left. Pass Weston Houses on the left with the property being a short distance after to the left hand side.
what3words:///verve.glares.cure





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

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

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | 83 |
| (69-80) C | 74 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |



ARRANGE A VIEWING

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