



4 KILLINGTON DRIVE, KENDAL, CUMBRIA, LA9 7NY
£265,000

MILNE MOSER
SALES + LETTINGS

4 KILLINGTON DRIVE
KENDAL
CUMBRIA
LA9 7NY



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GARAGE &
PARKING

OVERVIEW

Located on the ever popular Heron Hill estate, this semi-detached bungalow is perfect for those looking to downsize to level accommodation and plot. Being at the beginning of the road, the bungalow has an angled plot with a garage and driveway at one side and manageable garden spaces. Internally, there is a lounge diner, a kitchen, modern shower room and two double bedrooms. One of the bedrooms has patio doors to the garden and could be used as a dining room/guest room or lovely hobby space. There is scope to personalise and update and the property is gas centrally heated and UPVC double glazed. No onward chain. Heron Hill is popular with families and retirees alike with excellent amenities on the doorstep including local shop, primary school, bus routes, community centre, doctors and local supermarket. Oxenholme Train station is also close by as is Westmorland General Hospital.

ACCOMMODATION

Approaching at the side of the property, a UPVC double glazed porch has a wall light and internal frosted door to the hallway.

HALLWAY

An L Shaped hall with doors to all accommodation. There is a built-in cupboard, a radiator and two ceiling lights. Laminate flooring and access to the loft.





LOUNGE DINER

11' 0" x 14' 11" (3.35m x 4.54m)

A UPVC double glazed window faces the front aspect. A lovely light room with pale sandstone style fireplace and a living flame gas fire. There is a radiator and a ceiling light.

KITCHEN

10' 7" x 8' 2" (3.22m x 2.49m)

Also facing the front, the kitchen is fitted with pale wood effect base and wall units, dark quartz style worktops and a stainless steel sink and drainer. There is a gas hob with canopy above, an electric oven, plumbing for both a slimline dishwasher and washing machine and space for a fridge freezer. Under unit lighting, a ceiling light and chrome heated towel rail. There is wall mounted Worcester boiler and a UPVC double glazed window.

BEDROOM

11' 0" x 11' 11" (3.35m x 3.62m)

UPVC double glazed window to the rear aspect. Radiator and a ceiling light.

BEDROOM

10' 7" x 7' 11" (3.22m x 2.42m)

Sliding double glazed patio doors lead to the rear garden give the second bedroom a variety of uses if required. There is a radiator and a ceiling light.

SHOWER ROOM

7' 5" x 6' 0" (2.25m x 1.83m) max

Frosted UPVC double glazed window to the side elevation. Fitted with a large shower enclosure with Triton shower, a pedestal wash hand basin and a WC. There is easy to maintain aqua board panelling to the walls, a chrome heated towel rail, a ceiling light and extractor.



EXTERNAL

A lawned front garden is intersected with a path leading to the side porch. There are shrubs borders, driveway parking and an external tap. The rear garden has an angled patio bounded by fencing and borders and there is a raised patio at the rear of the garage giving additional seating and entertaining space.

GARAGE

9' 6" x 16' 5" (2.9m x 5m)

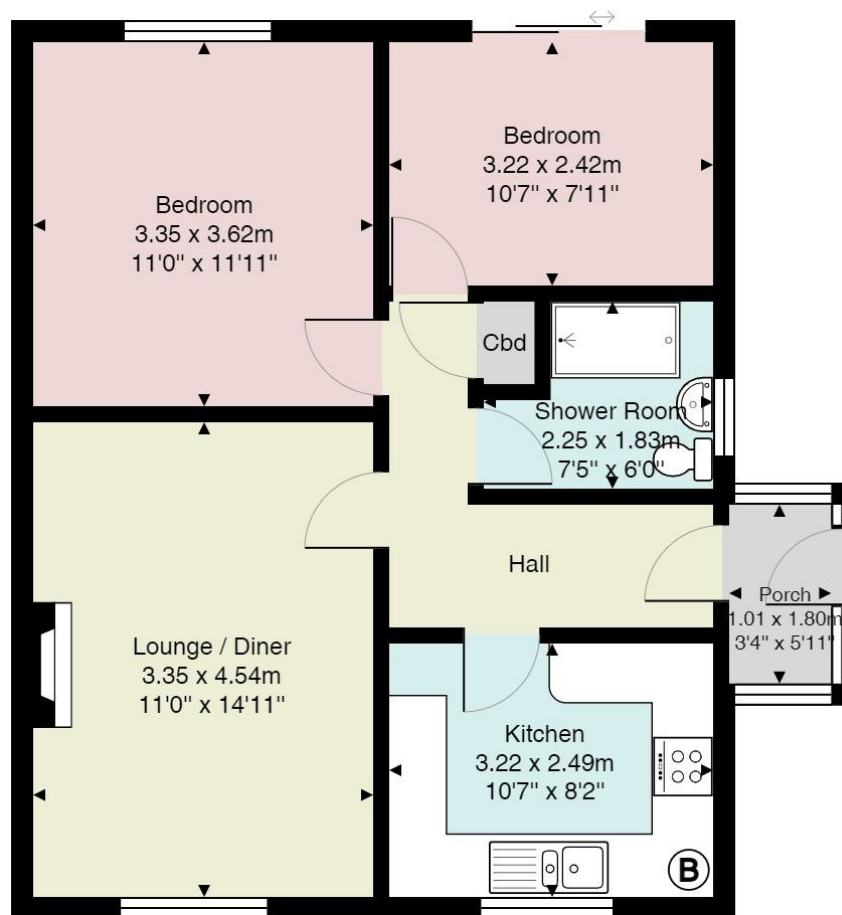
Having an electric roller door, power, lighting and shelving.

DIRECTIONS

Leaving Kendal on A65, Burton Road, pass the leisure centre and then turn sharp left at the traffic lights onto Heron Hill. Turn right again by the shop and continue up Esthwaite Avenue. As the road levels out, turn right onto Killington Drive with the property being just a short distance to the right hand side.

[what3words:///locate.juror.grass](#)





Approx. Total Area: 59.5 m² ... 641 ft²

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: C

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		86 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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