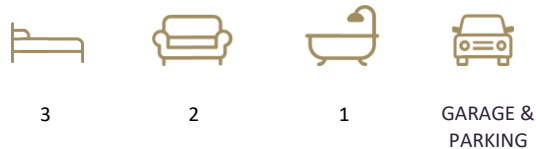




WEST RIDGE, 34 LUMLEY ROAD, KENDAL, CUMBRIA, LA9 5HU
£395,000

MILNE MOSER
SALES + LETTINGS

WEST RIDGE
34 LUMLEY ROAD
KENDAL
LA9 5HU



OVERVIEW

Located to the head of Stonecross Road with open fields at the rear, this detached bungalow has an excellent plot and a versatile layout. Suitable for a variety of buyers, there is a lounge semi open plan to a dining room, a modern kitchen plus a utility and cloakroom extension at the side. Two of the three bedrooms are doubles and there is a modern shower room. French doors from the dining space lead into the well planted established rear garden - the perfect place for a comfy chair and birdwatching. An attached garage could offer further potential (subject to planning) and there is parking at the front plus a generous second driveway/hardstand at the side. Some cosmetic updating is required, however the bungalow has gas central heating and UPVC double glazing. Available with no onward chain, viewing is recommended to appreciate the plot. Well located for travel in and out of Kendal, local primary and secondary schools and bus routes.

ACCOMMODATION

A UPVC double glazed porch with a polycarbonate roof offers space to shed coats and shoes and a further door leads into the hall. Wall light.

HALL

An L shaped hallway with the bedrooms set to one side and living accommodation to the other. There are two ceiling lights, a radiator and access to the loft.





LOUNGE

16' 0" x 11' 9" (4.88m x 3.58m)

A UPVC double glazed window faces the front aspect with pleasant outlook across the mature front garden. Being semi open plan to the dining room ensures the garden and field view at the rear can also be enjoyed from the lounge. Wood panelling to the walls gives the room a Scandi 60s vibe and there is a modern fire surround with log gas flame effect fire, a radiator and ceiling light. Bespoke shelving divides the space.

DINING ROOM

9' 8" x 11' 0" (2.94m x 3.36m)

Having open access to the kitchen, a ceiling light and radiator. UPVC double glazed French doors lead to the rear garden and there is a lovely view towards open fields.

KITCHEN

9' 0" x 11' 6" (2.73m x 3.52m)

UPVC double glazed window overlooking the rear garden and fields. Fitted with pale wood base and wall units, dark worktops and a stainless steel one and a half bowl sink with drainer. Electric hob with canopy above, an electric double oven and grill, integrated fridge freezer and dishwasher. There is under unit lighting, downlights and a radiator.

UTILITY

A frosted UPVC double glazed door leads to the rear garden. Built in worktops, plumbing for a washing machine, space for a dryer and a built in cupboard perfect for household items. Downlights and a radiator.



WC

UPVC double glazed window facing the rear elevation. Half height tiling to the walls, a WC and pedestal wash hand basin. Shaver point, an extractor and downlights.

BEDROOM

12' 2" x 11' 11" (3.72m x 3.39m)

A good sized double bedroom with UPVC double glazed window overlooking the rear garden and fields. Radiator and a ceiling light.

BEDROOM

8' 10" x 12' 2" (2.68m x 3.71m) max

Facing the front with outlook over the mature front garden, the second double bedroom has a built in double wardrobe with

mirrored sliding doors and overhead storage, a ceiling light and radiator. UPVC double glazed window.

BEDROOM

6' 11" x 9' 4" (2.11m x 2.85m)

The third bedroom also faces the front aspect and has a ceiling light, radiator and UPVC double glazed window.

SHOWER ROOM

4' 10" x 11' 0" (1.47m x 3.36m)

Frosted UPVC double glazed window to the rear elevation. Fully tiled, the shower room is fitted with a vanity hand basin, WC and walk in enclosure. There is a shaver point, extractor, downlights and a white heated towel rail. The built in cupboard is shelved and ideal for toiletries and linen/towels.

EXTERNAL

At the front of the bungalow is a well planted mature garden space with evergreens and shrubs providing privacy and year round interest. A path leads to the porch and there is parking in front of the garage. At the side is a generous second driveway with space for 4+ cars and a hardstand at the top. There is gated access at either side into the rear garden. The rear garden has a patio close to the property and riven stone steps up onto the lawn. Well maintained shrubs, evergreens and trees edge the garden and there is a stone wall boundary to the open field at the rear. External light and tap.

GARAGE

9' 3" x 18' 11" (2.81m x 5.78m)

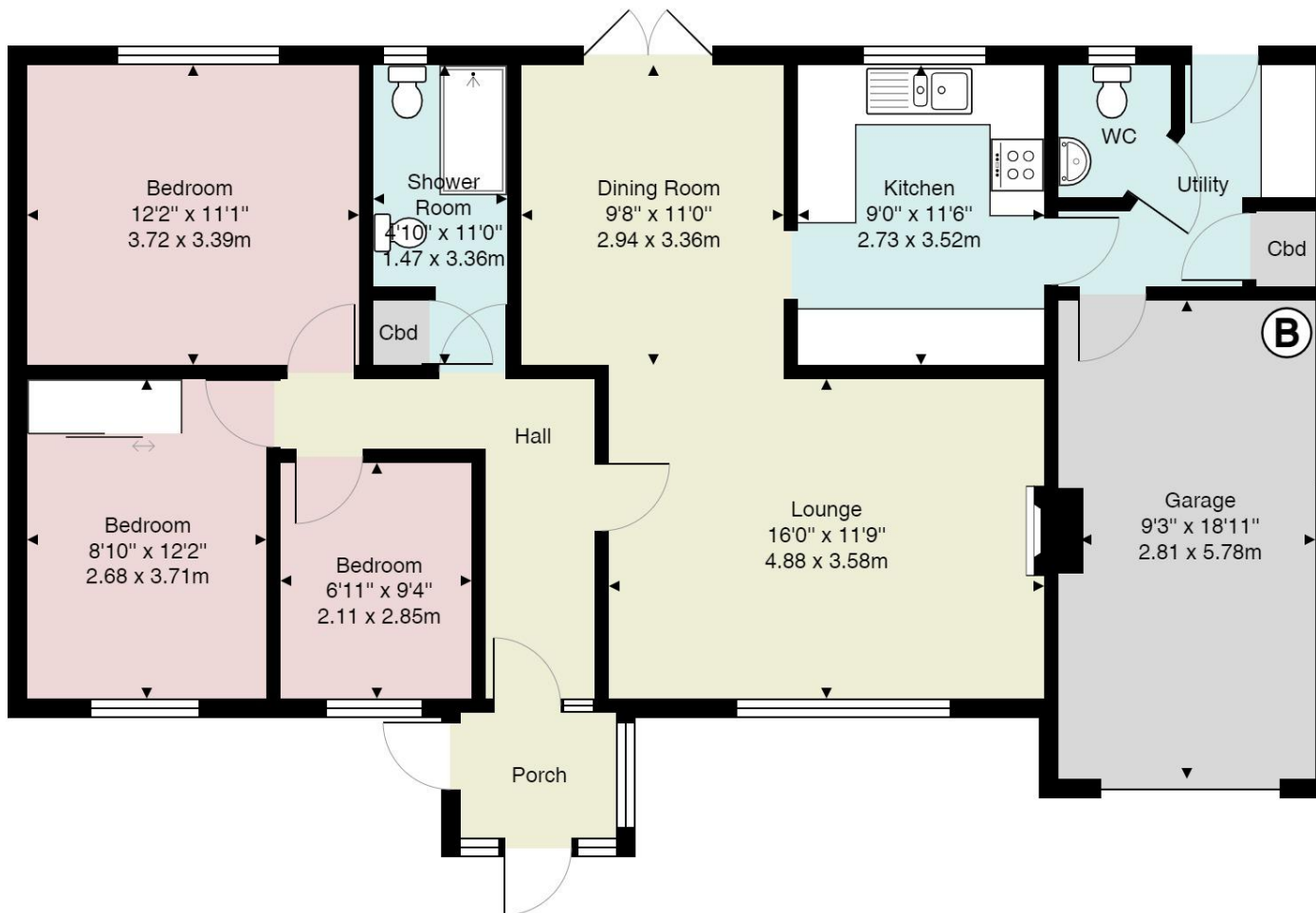
Having an up and over door, high level window and a ceiling light. Vaillant boiler and isolators for the PV solar panels.

DIRECTIONS

Leaving Kendal on Milnthorpe Road, A6, proceed through the traffic lights and past Romneys on the right. Pass Thornleigh Road and Collin Road and then turn right onto Stonecross Road as the road rises and bends. Follow Stonecross Road to the top and round to the right not a branch of Lumley Road. The property is located a short distance to the left hand side at the meeting of Lumley Road and Stonecross Road.

what3words///poet.brave.limes





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
 Tenure: Freehold
 Council Tax Band: E

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		83 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	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,

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Telephone. 015395 64600

Fax. 015395 63976

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