



14 UNDERLEY ROAD, KENDAL, CUMBRIA, LA9 5ET  
**£485,000**

**MILNE MOSER**  
SALES + LETTINGS



14 UNDERLEY ROAD  
KENDAL  
CUMBRIA  
LA9 5ET



#### OVERVIEW

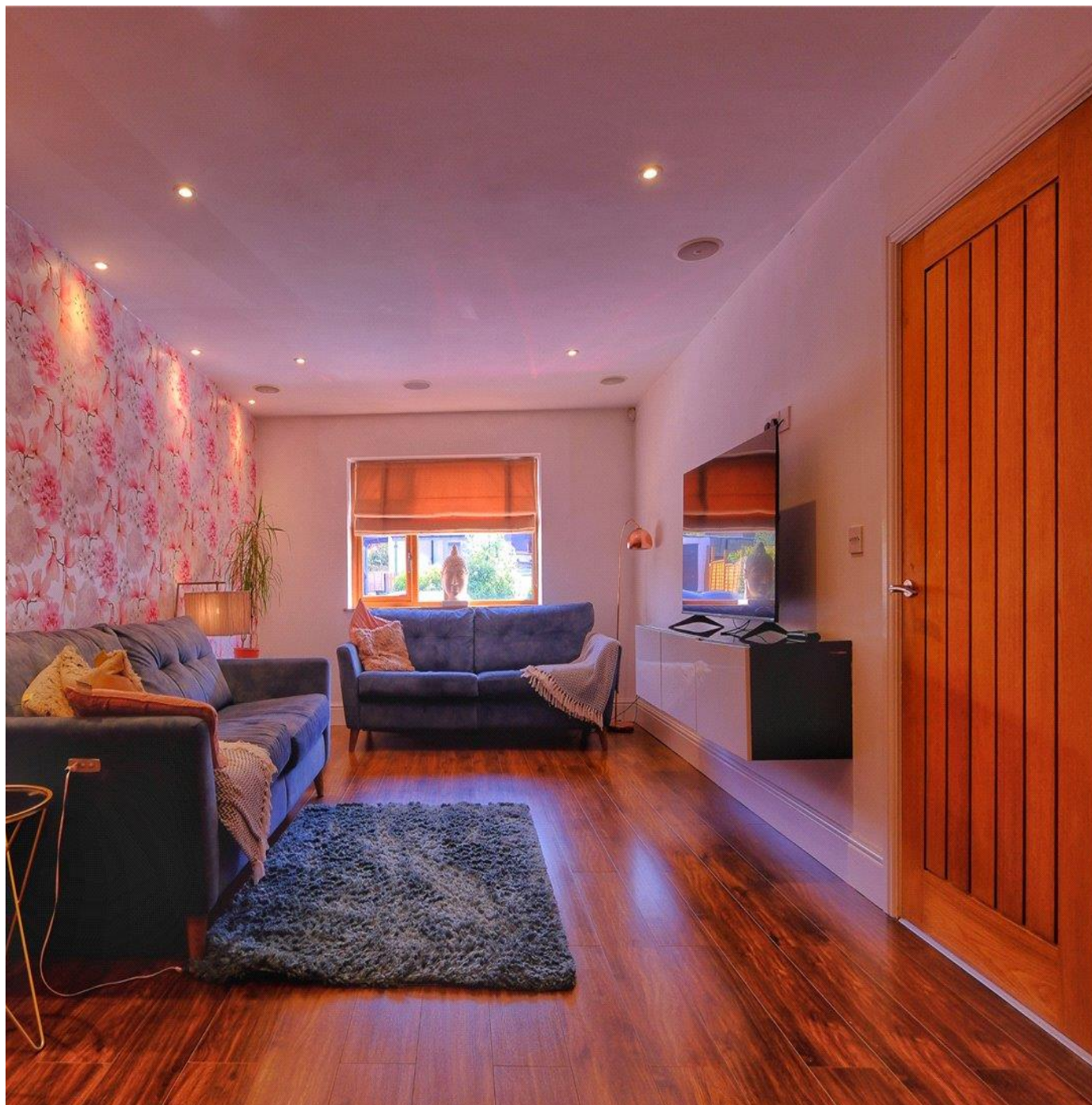
Substantially extended and modernised, this deceptive double fronted semi detached house must be viewed to be appreciated. Perfect for family living, the accommodation is over two floors plus basement/cellar rooms. The ground floor boasts two reception rooms - both with woodburners/stoves (one gas fired and one multifuel), the kitchen has been extended creating a generous family hub with bi fold doors to the deck and space for a large dining table and sofa if required. The essentials are also covered with a ground floor cloakroom and utility room. Moving to the first floor, two of the four bedrooms have ensembles and there is a family bathroom with four piece suite. A deck at the rear of the house gives views over allotments towards hills and there is a level lawn area plus off road parking at the front. A high standard of fittings throughout, UPVC double glazing, under floor heating to many rooms, built-in speaker system, oak internal doors and solar panels for hot water on the roof.

#### ACCOMMODATION

From the driveway, a part frosted glazed door leads into:

#### HALL

An impressive entrance with an oak staircase with low level lighting leading to the first floor, a contemporary vertical radiator, a ceiling light and downlights. Pale wood effect flooring and an understairs cupboard.







#### WC

Frosted UPVC double glazed window, a concealed cistern WC and a hand basin. There is tiling to the walls, an alcove with downlight, chrome heated towel rail and downlights to the ceiling.

#### LIVING ROOM

9' 2" x 13' 10" (2.79m x 4.23m) into bay

Currently used as a fifth bedroom, the living room has a UPVC double glazed box bay window facing the front aspect. Morso gas fired woodburner set on a stone plinth, double alcove cupboards to either side, a radiator and downlights.

#### LOUNGE

11' 3" x 23' 1" (3.44m x 7.03m)

A good sized room with a contemporary multi fuel stove set across a corner on a polished stone plinth. UPVC double glazed window, wood style flooring with under floor heating and downlights to the ceiling.

#### FAMILY KITCHEN DINING ROOM

Kitchen 22' 3" x 10' 9" (6.79m x 3.28m)

Family Dining Area 17' 2" (8' 5" (5.22m x 2.56m)

A generous room divided into kitchen and dining spaces - two UPVC double glazed windows face the rear aspect and there are bi fold doors to the deck, ideal for entertaining and appreciating the view. A further Velux allows in extra natural light. The kitchen area is fitted with warm wood effect base and wall units - some of which have a stylish curve, polished quartz worktops and a one and a half bowl sink. There is an integrated dishwasher, space for a range cooker and space for an American style fridge within contrasting cream larder units. Under flooring heating runs throughout the room and there are downlights, under unit lighting and kickboard lights.

#### UTILITY ROOM

7' 7" x 8' 5" (2.31m x 2.58m) approx max

UPVC double glazed window and external door. Fitted with white base and wall units, a stainless sink with drainer and tiled splashbacks. Plumbing for a washing machine, space for a dryer and cupboard housing the Worcester boiler, hot water cylinder and PV panel controls.





#### LANDING

Frosted UPVC double glazed window to the front aspect. There are downlights and low level lighting, a built in shelved cupboard with a radiator and wood style flooring.

#### BEDROOM ONE

11' 2" x 14' 10" (3.39m x 4.53m) excluding wardrobe

A lovely sized room with views over gardens and trees at the rear. Built in wardrobe with sliding doors (also concealing the ensuite), under floor heating, wood effect flooring and downlights. UPVC double glazed window.

#### ENSUITE

11' 1" x 5' 10" (3.37m x 1.77m)

Frosted UPVC double glazed window to the front elevation. Large shower enclosure with rainfall shower and separate riser spray, a one and a half bowl modern basin with feature taps and a WC. Downlights spiral chrome towel rail and an extractor.

#### BEDROOM TWO

12' 1" x 16' 1" (3.68m x 4.89m) max

UPVC double glazed window with view over gardens and allotments towards distant hills. Under floor heating, a built in double wardrobe and downlights.

#### ENSUITE

4' 3" x 6' 2" (1.29m x 1.87m)

A wetroom style ensuite with open shower area with star shaped shower head, a concealed cistern WC and a wash hand basin. Fully tiled walls and floor, downlights and an extractor.

#### BEDROOM THREE

10' 3" x 11' 10" (3.13m x 3.60m) including wardrobe

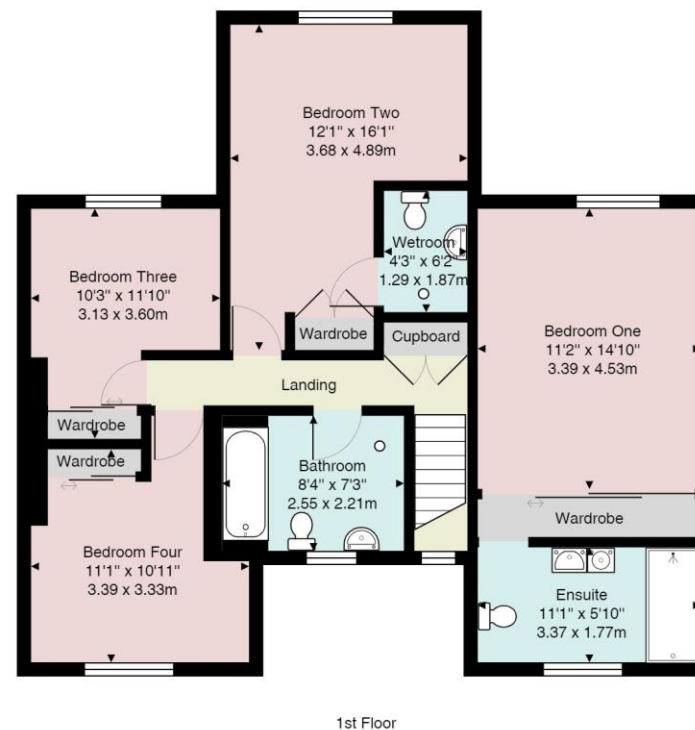
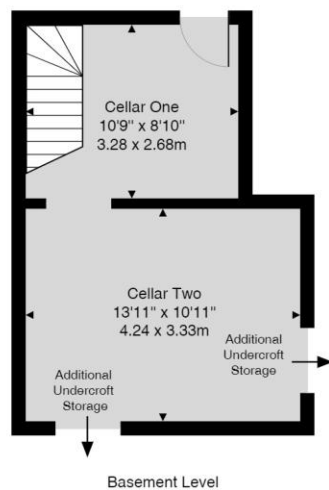
Also facing the rear and having a lovely outlook, the third bedroom has a built in double wardrobe, downlights, a radiator and access to the loft. Wood effect flooring.

#### BEDROOM FOUR

11' 1" x 10' 11" (3.39m x 3.33m) including wardrobe

UPVC double glazed window to the front elevation. Radiator, downlights, a built in double wardrobe with sliding doors and a wood effect flooring.





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









#### BATHROOM

8' 4" x 7' 3" (2.55m x 2.21m)

Fully tiled, the bathroom is fitted with a WC, wash hand basin, bath with jets and an open shower area with rainfall shower and twin riser sprays. There are downlights and LEDs to the ceiling, bath panel lighting, an extractor, under floor heating and chrome heated towel rail.

#### CELLAR/BASEMENT

8' 9" x 10' 9" (2.67m x 3.28m)

10' 11" x 13' 11" (3.33m x 4.24m)

An extensive space beneath most of the house, divided into two main spaces plus undercroft style areas. There is power and lighting running throughout and one area has a radiator. An external door leads to the rear garden beneath the deck and an approximate ceiling height of 5' 9" (1.75m) to the two main areas.

#### EXTERNAL

To the front of the property are tarmac'd and gravelled parking areas, enclosed by stone walling. At the side is a wood store and space for bins and recycling. A gate accessed from the foot path (leading to the allotments) at the side leads into the rear garden. The rear garden is mostly lawned with an elevated deck with lovely outlook accessed from the dining area.

#### DIRECTIONS

Leaving Kendal on Windermere Road, proceed up the hill passing the Queens Road and Green Road crossroads. As the road levels out, turn right onto Underley Road with the property located to the left hand side.

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#### GENERAL INFORMATION

Services: Mains Water, Gas, Electric and Drainage. Solar panels for hot water.

Tenure: Freehold

Council Tax Band: C

EPC Grading:

Please note the owner of the property is related to a member of staff of Milne Moser Property Limited

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+	A		
81-91	B		84 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# MILNE MOSER

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