



90 WINDERMERE ROAD, KENDAL, CUMBRIA, LA9 5EZ
£500,000

MILNE MOSER
SALES + LETTINGS

90 WINDERMERE ROAD
KENDAL
CUMBRIA
LA9 5EZ



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PARKING

OVERVIEW

Having fantastic views at both the front and rear, excellent presentation, parking and a garden, this generous semi-detached town house really must be viewed to be appreciated. Ideal for a growing family, there is space for everyone - all four bedrooms are doubles with two having ensembles, there is a lovely bay windowed lounge plus a family/dining room. The kitchen has space for everyday dining and there is a utility and ground floor cloakroom. Externally, the property comes into its own. Having both parking and garden space, a rarity in a property of this style, there is space for children to play in the rear garden, a lovely terrace backs onto the field at the rear and there is parking for three cars at the front. Gas centrally heated and UPVC double glazed windows. A popular location within walking distance of the town centre, countryside walks and primary school.

ACCOMMODATION

Approaching over the driveway, steps lead up to a terrace with traditional style railings. A period part glazed front door leads into:

HALL

Having hanging space for coats, a radiator and downlights. Stairs lead to the first floor and attractive part glazed oak doors lead to the lounge and family room.

LOUNGE

12' 0" x 17' 2" (3.65m x 5.22m) max

A lovely room with a fantastic view over rooftops to distant hills. The character features have been restored with crisp coving and a





ceiling rose plus a cream fire surround with a stylish electric flame effect fire and inset. The UPVC double glazed sash bay window is fitted with plantation shutters and there is a further frosted UPVC double glazed at the side. Radiator, ceiling light and television cabling/point.

FAMILY/DINING ROOM

14' 7" x 12' 10" (4.45m x 3.92m)

A versatile room with a UPVC double glazed window facing the rear aspect and a recess for an electric or gas fire. Beams to the ceiling, downlights, a radiator and television cabling. Alcove light.

KITCHEN DINER

7' 10" x 21' 5" (2.38m x 6.52m)

Perfect for everyday family dining, the kitchen is fitted with white gloss base and wall units, marble effect worktops, tiled splashbacks and a stainless steel one and a half bowl sink with drainer. Five burner gas hob with canopy above, an electric undercounter double oven, an integrated fridge and plumbing for a dishwasher. There are two UPVC double glazed window overlooking the courtyard plus three rooflights and an external door. Downlights, a radiator and under unit lighting.

UTILITY/LAUNDRY

4' 8" x 10' 10" (1.42m x 3.31m)

UPVC double glazed window and external door. Plumbing for a washing machine. wall mounted Worcester boiler and space for a large fridge freezer. Tiled flooring runs through into the cloakroom and there are downlights and a radiator.

WC

Frosted UPVC double glazed window, a pedestal hand basin and WC. Downlights and a radiator.

FIRST FLOOR LANDING

Frosted UPVC double glazed sash window to the side aspect and stairs continuing to the second floor. Matching oak doors lead to the two bedrooms and there are downlights.

BEDROOM ONE

15' 2" x 11' 0" (4.63m x 3.35m)

Two UPVC double glazed sash windows look out over rooftops to hills and fells - a lovely aspect. Two radiators, television point and downlights.



ENSUITE

7' 7" x 6' 3" (2.32m x 1.89m) max

Fitted with a quadrant cubicle, vanity hand basin with illuminated mirror above and a WC. Chrome heated towel rail, metro style tiling to the walls, downlights and an extractor. Good sized built-in cupboard over the stairs.

BEDROOM TWO

11' 5" x 9' 10" (3.49m x 3.01m) plus door recess

Overlooking fields at the rear, the second double bedroom has a UPVC double glazed window, radiator, downlights and television point.

ENSUITE

3' 4" x 6' 10" (1.03m x 2.08m)

Frosted UPVC double glazed window. Shower enclosure, a WC and pedestal wash hand basin. Illuminated mirror, chrome heated towel rail, extractor and downlights. Metro style tiling.

SECOND FLOOR LANDING

Having access to the loft space via a ladder and downlights.

BEDROOM THREE

14' 11" x 14' 0" (4.55m x 4.27m) max

A large rooflight at the front has a fantastic view towards fells and there is a further UPVC double glazed window at the side. Ceiling light, television point and a radiator.

BATHROOM

4' 1" x 15' 9" (1.25m x 4.80m) max

A Jack and Jill bathroom with doors connecting to bedroom three and four. Fitted with a bath, quadrant shower cubicle, WC and pedestal hand basin. A built in cupboard houses the hot water cylinder and there is a chrome heated towel rail, two extractors, downlights and recessed mirror. Frosted UPVC double glazed window.

BEDROOM FOUR

12' 3" x 9' 5" (3.72m x 2.88m) max

The final double bedroom has a high level UPVC double glazed window which perfectly frames the view over fields at the rear. Ceiling light, radiator and a television point.





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





EXTERNAL

At the front of the property is a sloping driveway with space for three cars, steps lead up to a terrace by the front door and there is access at the side into the rear garden. Fully enclosed, the long rear garden is divided into a courtyard/patio space close to the house, a lawn area - ideal for play and a lovely terrace at the end of the garden with views over open fields and countryside. A gate leads into the field which is owned by Windermere Road Residents Association. Number 90 has shares in the field and a vote in how it can be used in the future.

DIRECTIONS

Leaving Kendal on Windermere Road, proceed up the hill through the crossroads with Queens Road and Green Road. Number 90 is on the left hand side opposite the turning to Underley Road.
what3words.com/teardrop.marbles.report

GENERAL INFORMATION

Services: Mains Water, Gas, Electric and Drainage
 Tenure: Freehold. The property has a share in the field behind as part of the Windermere Road Residents Association.
 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		
69-80	C		79 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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