



17 KENTWOOD ROAD, KENDAL, CUMBRIA, LA9 5JX
£300,000

MILNE MOSER
SALES + LETTINGS

17 KENTWOOD ROAD
KENDAL
CUMBRIA
LA9 5JX



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GARAGE &
PARKING

OVERVIEW

Owned by the same family since new, this three bedroom semi-detached house is on a corner plot and has a lot to offer and excellent potential. The original layout was extended as the family grew adding a third reception space (or ground floor fourth bedroom), an extended kitchen and additional first floor bedroom - this layout will still appeal to modern families. The three bedrooms each have built in wardrobes plus there are numerous cupboards and stores throughout the property - a must for busy households. The rear garden is fully enclosed keeping children and pets safe plus there is driveway parking and a garage at the rear. Kentwood Road is well positioned off Bellingham Road with good access to public transport, the A591 and wider road network. Countryside and riverside walks are close by. Gas central heating and UPVC double glazed. Available with no onward chain, a viewing is essential to appreciate the accommodation on offer.

ACCOMMODATION

Approaching over the front garden, a UPVC double glazed door leads into:

ENTRANCE HALL

Stairs lead to the first floor and there is a ceiling light and radiator. Two cupboards provide important storage, one being under the stairs and the second ideal for coats and shoes, both have a light.





LOUNGE

12' 5" x 14' 0" (3.78m x 4.27m) into bay

A UPVC double glazed box bay window faces the front aspect. The gas fire is set to a stone fire surround with display surfaces to one side. Ceiling light and a radiator.

SITTING ROOM

7' 10" x 11' 11" (2.39m x 3.63m)

Forming part of the extension, the sitting room has two UPVC double glazed windows making it light and bright. Ceiling light, two wall lights and a radiator. A versatile room which could be used a ground floor fourth bedroom.

DINING ROOM

9' 9" x 12' 2" (2.97m x 3.71m)

Overlooking the rear garden, the dining room has a UPVC double glazed window, ceiling light and radiator.

KITCHEN

17' 5" x 9' 1" (5.30m x 2.77m)

A UPVC double glazed window faces the side aspect and there is a door leading to the rear garden. Fitted with oak style base and wall units, wood grain effect worktops and a one and a half bowl sink with drainer. Gas hob with hood above, an electric oven and an integrated dishwasher. Space for a fridge freezer and plumbing for a washing machine. Ceiling light and a radiator.

STORE/PANTRY

7' 11" x 3' 2" (2.42m x .97m)

The walk-in store houses the Glow Worm boiler and has a ceiling light and radiator.

LANDING

The landing has a ceiling light and excellent storage with a large walk in shelved cupboard with a light. There is access to the loft via a ladder. The loft has a ceiling light and is boarded.

BEDROOM

12' 5" x 9' 5" (3.77m x 2.87m) max

UPVC double glazed dormer window to the front elevation - there is pleasant angled view. Two double built in wardrobes, a radiator and ceiling light.



BEDROOM

7' 10" x 15' 7" (2.38m x 4.75m) plus cupboard

A good sized room with two UPVC double glazed windows - there is a good view at the rear towards open fields. Built in triple cupboard plus eaves storage. Radiator and a ceiling light.

BEDROOM

9' 9" x 8' 4" (2.98m x 2.53m) max

Also facing the rear and having a view towards open fields, the third bedroom has built in wardrobes and drawer units, a ceiling light and radiator. UPVC double glazed window.

SHOWER ROOM

8' 5" x 5' 4" (2.57m x 1.62m)

Frosted UPVC double glazed window to the rear. Fitted with a quadrant shower cubicle, a pedestal wash hand basin and WC. The walls have bene part tiled and there is a tongue and groove panelled ceiling. Extractor, a radiator and downlights to the ceiling.

EXTERNAL

The open lawned front and side garden spaces wrap around the property with a gate leading into the rear garden. External socket and tap. A driveway leads to the garage. The enclosed rear garden has been flagged for ease and has space for furniture and pots. Lean to greenhouse.

GARAGE

9' 9" x 16' 8" (2.97m x 5.08m)

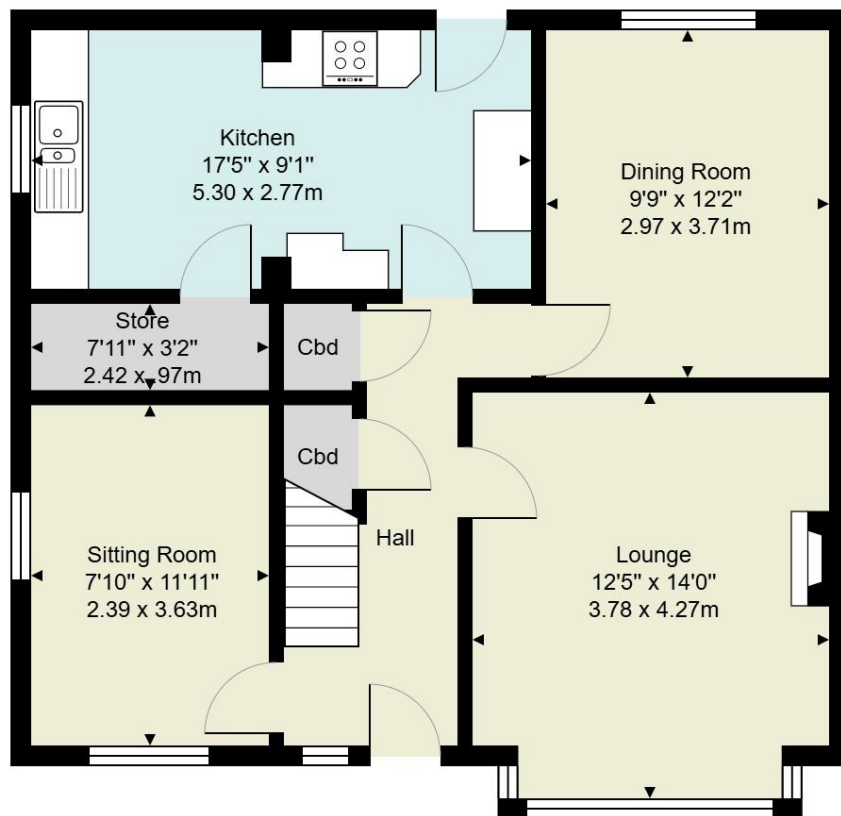
Up and over door, power and light. Workbench, a window to the rear and pedestrian door to the rear garden.

DIRECTIONS

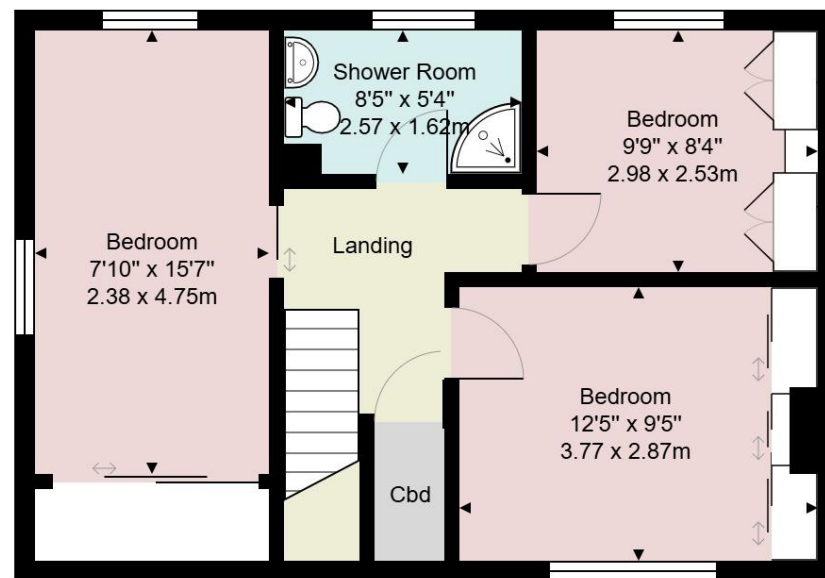
Leaving Kendal on Milnthorpe Road, A6, proceed through the traffic lights at the college, past Romneys and Stonecross Manor. Turn left onto Kent Park Avenue and then right onto Bellingham Road at the crossroads. Turn right again onto Kentwood Road, following the road round to the left. The property is located on a corner to the right hand side.

[what3words///trails.audit.birds](#)





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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



ARRANGE A VIEWING

To arrange your viewing contact our Kendal Team:
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