



52 RINKFIELD, KENDAL, CUMBRIA, LA9 7LN
£235,000

MILNE MOSER
SALES + LETTINGS

52 RINKFIELD KENDAL, CUMBRIA LA9 7LN



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OVERVIEW

Perfect for first time buyers or a growing family this three bedroom semi-detached house is well located and has front and rear garden areas. Tasteful décor is complemented by modern flooring, a white gloss kitchen and stylish bathroom. The kitchen has space for a table, ideal for family dining or entertaining and there are integrated appliances. The external spaces are well maintained, the front garden has been landscaped for ease and the rear garden has a level lawn and patio. Gas centrally heated and UPVC double glazed throughout. Kendal Leisure Centre, bus stop, post office and secondary school are all on the doorstep with doctors, Asda supermarket and Westmorland General Hospital and town centre easily reached. Rinkfield benefits from Residents Permit Parking.

ACCOMMODATION

Approaching over the well-presented front garden to the smart blue part double glazed door and into:

HALL

Stairs lead to the first floor and there is wood effect flooring running through into the lounge. Ceiling light and radiator.

LOUNGE

12' 10" x 12' 5" (3.90m x 3.78m)

A UPVC double glazed window faces the front aspect. A well decorated room with feature papered wall, a radiator and ceiling light. The chimney breast has a slate hearth, wooden lintel above and recess for an electric fire.





KITCHEN DINER

16' 9" x 7' 11" (5.09m x 2.41m)

Overlooking the rear garden, the kitchen diner is fitted with white gloss base and wall units with wood block effect worktops, a stainless steel sink and contemporary stone tile splashbacks. Gas hob with canopy above, an electric oven, integrated fridge freezer, dishwasher and washing machine. The Worcester boiler is concealed within a wall cupboard and there are three ceiling lights, a radiator and extractor. Two UPVC double glazed windows and a useful understairs cupboard with a light.

LANDING

A UPVC double glazed window to the side aspect. Access to the loft and a ceiling light. Painted period style doors lead to the three bedrooms and bathroom.

BEDROOM

9' 1" x 11' 4" (2.76m x 3.46m)

Having an outlook over gardens, the largest bedroom is at the rear of the house and has a ceiling light, radiator and UPVC double glazed window.

BEDROOM

10' 5" x 9' 0" (3.18m x 2.75m) max

UPVC double glazed window to the front aspect. Ceiling light and a radiator.

BEDROOM

7' 4" x 8' 0" (2.23m x 2.43m)

Also at the rear of the property, the third bedroom has a ceiling light, radiator and UPVC double glazed window.



BATHROOM

5' 11" x 5' 6" (1.81m x 1.68m)

A frosted UPVC double glazed window to the front elevation. Fitted with a WC, pedestal wash hand basin and a bath with central taps, screen, both fixed head and riser sprays and a toiletry shelf. Tiled walls, a ceiling light, chrome heated towel rail and an extractor.

EXTERNAL

The front garden has been laid with flags in a circular design and there is a neat gravel edged path leading to the front door and side gate. The rear garden is mainly lawned with a patio close to the house and clipped hedge boundaries. There is an external tap.

DIRECTIONS

Leaving Kendal on Burton Road, turn right just after the Leisure Centre onto Rinkfield. The property is located a short distance to the left hand side.

[what3words///pints.raft.formal](https://www.what3words.com/pints.raft.formal)







GENERAL INFORMATION

Services: Mains Water, Electric, Drainage and Gas

Tenure: Freehold

Council Tax Band: B

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	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



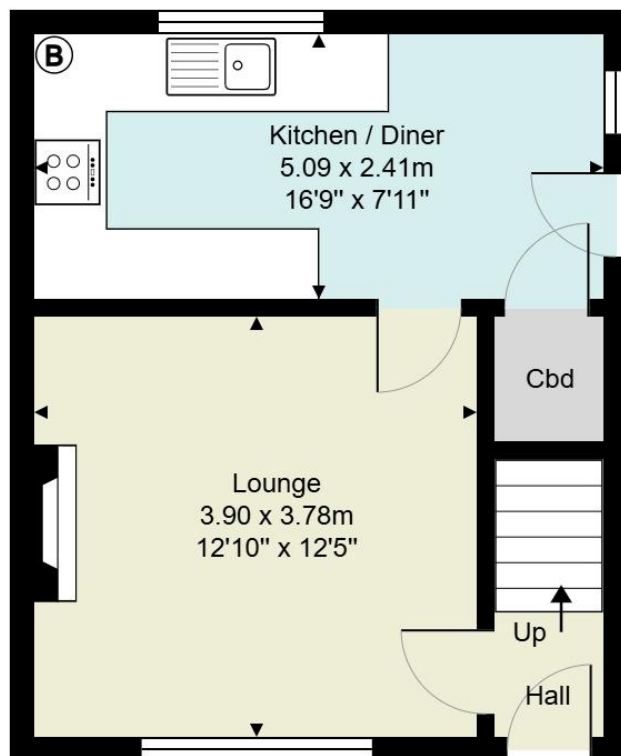
ARRANGE A VIEWING

To arrange your viewing contact our Kendal Team:

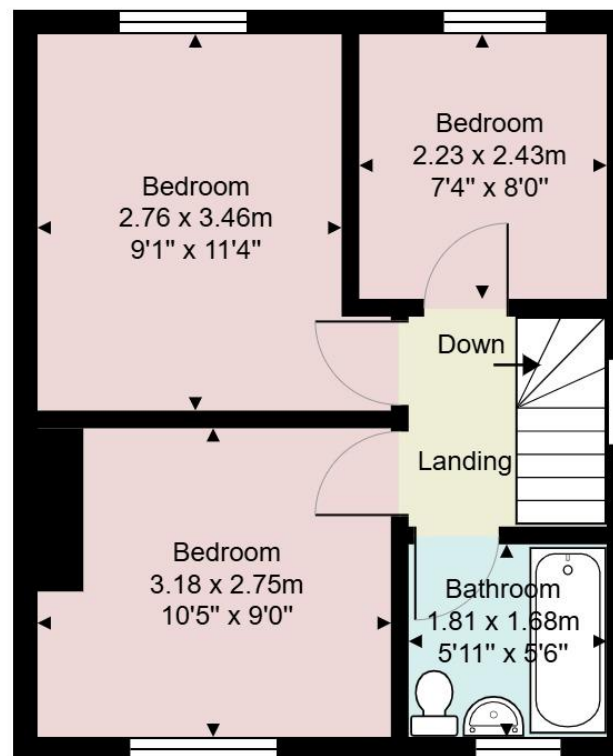
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Ground Floor



1st Floor

Total Area: 64.7 m² ... 697 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

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