



10 VICARS GARTH, KENDAL, CUMBRIA, LA9 5NE  
**£225,000**

**MILNE MOSER**  
SALES + LETTINGS



- UPVC Double Glazed Throughout
- Part Gas Centrally Heated
- Potential to Create a Long Term Family Home
- Amenities Close By
- Excellent Rear Garden



#### OVERVIEW

In a cul-de-sac location and on a larger than expected plot, this semi-detached house is ideal for young families or first time buyers.

The traditional layout has been extended with the addition of a conservatory porch at the rear and there is a part developed loft. The lounge has a cosy feel and the kitchen has space for a table, perfect for family meals. Two of the three bedrooms are doubles and there are far reaching views at the rear over Kendal towards countryside. The bathroom has been modernised in recent years and is now fully tiled and has a luxury feel. Off road parking has been created at the front - a must in this location and there is a block built outhouse/store at the rear.

Located on the Kirkbarrow development, the town centre is easily reached on foot or by car as are primary and secondary schools and Kendal College.

#### ACCOMMODATION

From the parking area, steps lead down to the UPVC door into the hallway. A window on the landing ensures there is natural light in the hallway. Turning left into the lounge, there is laminate wood flooring and an electric fire suite with wooden surround set to a feature stone tiled chimney breast. The really useful cupboard under the stairs has been retained - vital storage for busy households and has







space for shelving, DIY tools, toys etc. Moving into the family kitchen diner, a door connects to the conservatory and there are two windows. Wood fronted units have been fitted along with co-ordinating speckled worktops, a gas hob and gas oven. The dining area has painted tongue and groove panelling, a nice touch which zones the space. The conservatory has a relaxing feel, with outlook over the garden and distant countryside and is the perfect space for a comfy chair.

Once on the first floor, there are three bedrooms, a bathroom and ladder style steps to the part developed loft. The largest bedroom and the single are both at the rear of the house and have far reaching views over Kendal towards hills, the second double is at the front of the house and has laminate flooring. The fully tiled bathroom has a high end feel with a contemporary hand basin, concealed cistern WC and bath with both fixed head and riser spray. Wooden ladder style steps lead up to the part developed loft. Plastered and decorated and used for storage, the loft houses the Worcester boiler and has a Velux rooflight with fantastic view!

At the front of the house is an off road parking space, steps lead down to the front door and to the side into the rear garden. Being a 'wedge shape', the rear garden is larger than expected - there is a patio close to the house, an artificial grass area, raised beds and borders planted with hydrangeas, shrubs and roses. The block built outhouse/store has power connected and is perfect as a workshop, studio or just for storing everyday bits and pieces.





#### DIMENSIONS

Lounge 13' 1" x 13' 10" (3.98m x 4.22m)

Kitchen Diner 16' 4" x 7' 0" (4.98m x 2.14m)

Conservatory 14' 11" x 5' 7" (4.55m x 1.69m)

Bedroom 8' 10" x 12' 0" (2.69m x 3.66m)

Bedroom 9' 8" x 9' 1" (2.95m x 2.76m)

Bedroom 7' 3" x 8' 9" (2.21m x 2.66m)

Bathroom 6' 2" x 5' 9" (2.95m x 1.75m)

Part Developed Loft 15' 1" x 7' 1" (4.59m x 2.15m) plus eaves

Outhouse/Store 6' 4" x 10' 6" (1.93m x 3.20m)

#### ESSENTIAL INFORMATION

Services: Mains Water, Gas, Electric and Drainage. Gas central heating radiators in the hall, lounge, three bedrooms and bathroom

Tenure: Freehold

Council Tax Band: B

EPC Grading: D



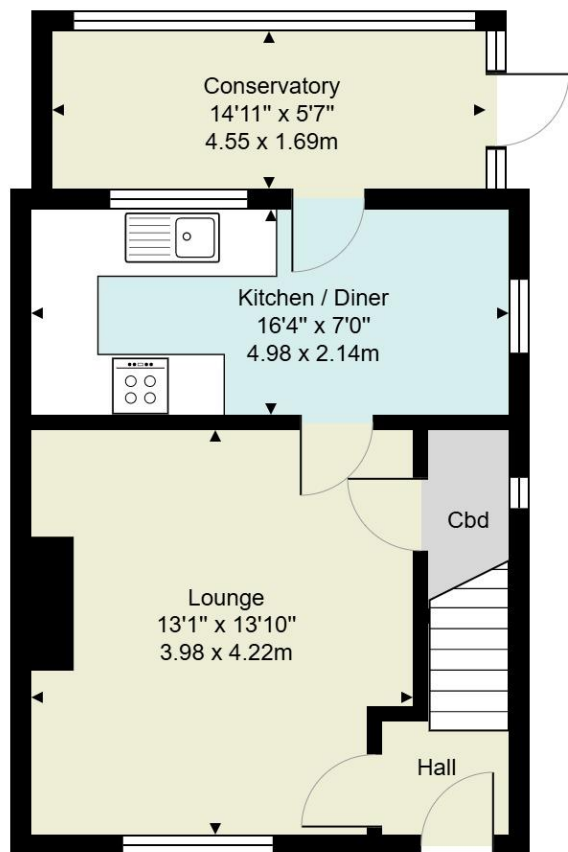




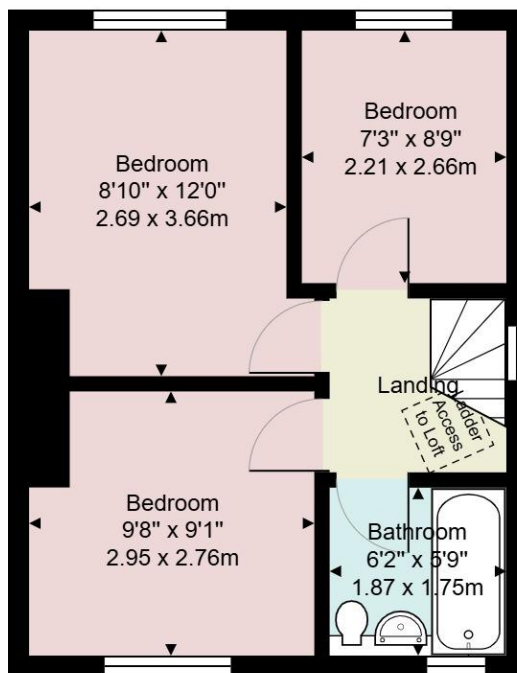




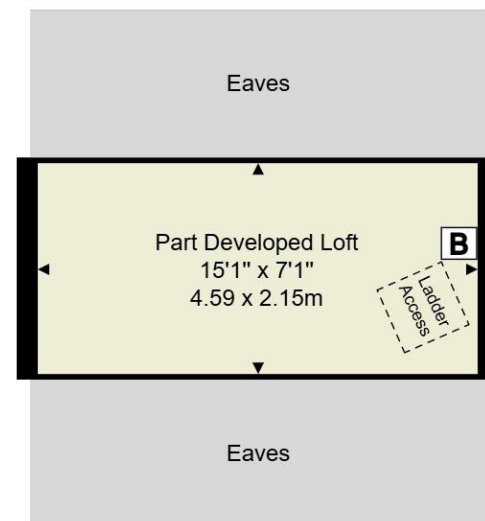




Ground Floor



1st Floor



2nd Floor

Approx. Total Area: 790 ft<sup>2</sup> ... 73.4 m<sup>2</sup> (excluding part developed loft, eaves)

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

To arrange your viewing contact our Kendal Team:

If you would like further information or insights prior to viewing, please contact Sonia Fallowfield

#### DIRECTIONS

Entering Kendal from the south on A6, Milnthorpe Road, take the second turning on the left after the college onto Glebe Rise. Follow onto Glebe Road and at the roundabout turn left up the hill. Vicars Garth is the first turning to the left with the property being towards the head of the cul-de-sac on the left hand side.

what3words///maple/laying.scope

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