



28 WRAY CRESCENT, KENDAL, CUMBRIA, LA9 7NX  
**£295,000**

**MILNE MOSER**  
SALES + LETTINGS



## 28 WRAY CRESCENT KENDAL CUMBRIA LA9 7NX



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GARAGE &  
PARKING

### OVERVIEW

Having a popular location with bus routes, shop, primary school and community centre all close by, this detached bungalow is perfect for buyers looking for an easily managed accommodation and a low maintenance garden. The rooms flow from a central hallway, the lounge diner and kitchen face the front aspect whilst the two double bedrooms are at the rear of bungalow, perfect for privacy and both have built in furniture. A modern shower room has been installed in recent years and a conservatory added leading from the second bedroom. A summerhouse in the garden is the ideal place to relax plus there is off road parking and a garage. Available with no onward chain, view now to avoid disappointment. Gas central heating and UPVC double glazing.

### ACCOMMODATION

A frosted UPVC double glazed door on the side leads into:

### HALLWAY

An L shaped hallway having a built in coat cupboard, radiator and a ceiling light. The boarded and carpeted loft is accessed via a pull down ladder and has a light and electric socket.

### LOUNGE DINER

11' 1" x 15' 0" (3.37m x 4.56m)

A UPVC double glazed window faces the front aspect. A wooden fire surround with marble style inset and an electric flame effect fire provide a focal point and there is a radiator, ceiling light and both television and telephone points.







#### KITCHEN

10' 8" x 7' 11" (3.26m x 2.42m)

Also facing the front aspect, the kitchen is fitted with oak style base and wall units, pale marble effect worktops, tiled splashbacks and a stainless steel sink with drainer. There is space for an electric cooker (hood above) and space undercounter for both a fridge and freezer. Ceiling light, a radiator, UPVC double glazed window and a telephone point.

#### BEDROOM

11' 1" x 11' 8" (3.37m x 3.56m) max

UPVC double glazed window to the rear elevation. Good range of built in storage comprising a triple wardrobe with sliding doors and overbed storage. Radiator, ceiling light and a television point.

#### BEDROOM

10' 8" x 8' 0" (3.26m x 2.43m) max

Having UPVC double glazed sliding doors to the conservatory. Also boasting a good range of built in storage the second double bedroom has overbed units, shelving and bedside cupboards. Television point, a ceiling light and radiator.

#### CONSERVATORY

8' 1" x 5' 7" (2.46m x 1.71m)

A lovely addition to the bungalow being UPVC double glazed to three sides and having a glazed roof. Laminate flooring, electric heater and external door.

#### SHOWER ROOM

7' 4" x 5' 10" (2.24m x 1.77m) max

Frosted UPVC double glazed window to the side aspect. Fitted with a quadrant cubicle with fixed head and riser spray, a vanity hand basin and a WC. Chrome heated towel rail, a mirrored wall cabinet, ceiling light and extractor. Aquaboard panelling and tiling to the walls.





#### EXTERNAL

At the front of the bungalow is a gravelled garden space with azalea filled borders and a block paved driveway at the side leads to the garage. External tap and light. A gate leads to the rear garden. Flagged and gravelled for ease with shrub borders and an artificial grass space. The summerhouse is to stay.

#### GARAGE

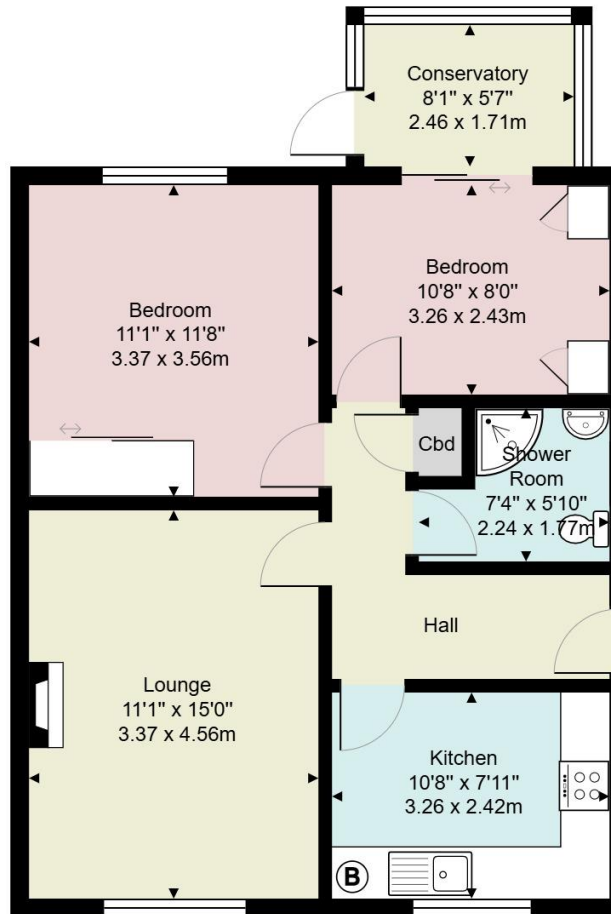
9' 6" x 15' 8" (2.90m x 4.78m)

Having a roller door, power, light and a frosted UPVC double glazed window.

#### DIRECTIONS

Leaving Kendal on Burton Road, A65, proceed to the traffic lights and turn sharp left onto Heron Hill. Turn right by the shop on Esthwaite Avenue and continue up and round the bends. Turn left at the top onto Lingmoor Rise and then immediately right onto Wray Crescent. The property is on the left hand side.  
[what3words.com/normal.cared.hugs](http://what3words.com/normal.cared.hugs)





Approx. Total Area: 665 ft<sup>2</sup> ... 61.8 m<sup>2</sup>

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: C

EPC Grading:

Please note some residents of Wray Crescent take part in an annual charity Christmas light display, please ask for further details.

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)

EPC graph to go here



#### ARRANGE A VIEWING

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