



43 BEECHNUT ROAD, KENDAL, CUMBRIA, LA9 7FF
£340,000

MILNE MOSER
SALES + LETTINGS

43 BEECHNUT ROAD KENDAL, CUMBRIA LA9 7FF



3



1



2



PARKING

OVERVIEW

Located on The Beeches, just off Natland Road and within easy reach Asda supermarket, primary and secondary schools, this modern semi-detached house is perfect for a growing family. Built by Story Homes in 2015, the thoughtful design has space for everyone. The dining kitchen opens onto the well-tended and landscaped rear garden, the lounge is a good size and there is a ground floor cloakroom. On the first floor are three bedrooms with the largest having an ensuite shower room plus a family bathroom. At the front of the house is off road parking for two vehicles and the angled plot ensures there is space for a shed and storage at the side. The enclosed rear garden is ideal for pets and children with lawn for play and a grown up patio space, ideal for firepit evenings and entertaining. Gas centrally heated and double glazed throughout.

ACCOMMODATION

Approaching over the block paved driveway, a composite door with double glazed panes leads into:

HALL

Wood effect flooring runs seamlessly though into the kitchen diner and stairs lead to the first floor. Two ceiling lights, a radiator and useful under stairs cupboard.

WC

A frosted UPVC double glazed window to the side aspect. The walls have been tiled to half height and there is a WC and pedestal wash hand basin. Ceiling light, extractor and a radiator.





LOUNGE

11' 4" x 15' 5" (3.46m x 4.70m) max

Facing the front aspect has a pleasant outlook and is well decorated with a retro vibe. There is a UPVC double glazed window, ceiling light and a radiator.

KITCHEN DINER

16' 6" x 9' 0" (5.02m x 2.74m)

Perfect for family meals, the kitchen diner has access to the garden and space for a table. Fitted with oak effect base and wall units, contrasting dark worktops and upstands and a stainless steel one and a half bowl sink with drainer. There is a five burner gas hob with double hood above, an electric double oven and integrated fridge freezer. Plumbing for both a washing machine and dishwasher. The Worcester boiler is concealed within a wall unit and there are two ceiling light, a radiator, UPVC double glazed window and UPVC double glazed French doors.

LANDING

The landing has access to the loft and a built-in cylinder cupboard. There is a stained wood balustrade and a ceiling light.

BEDROOM

12' 3" x 10' 7" (3.73m x 3.22m) max

UPVC double glazed window to the front aspect. A good sized double bedroom with a ceiling light and radiator.

ENSUITE

3' 10" x 7' 7" (1.18m x 2.32m)

Frosted UPVC double glazed window to the front elevation. Fitted with a generous shower enclosure, a WC and pedestal hand basin. There is half height tiling to the walls and full tiling to the shower, downlights and an extractor. Shaver point and a radiator.



BEDROOM

8' 11" x 9' 3" (2.71m x 2.82m)

Being the larger of the two bedrooms at the rear of the house, the second bedroom has a lovely view over rooftops towards Kendal Golf Course and Scout Scar. There is a UPVC double glazed window, ceiling light and radiator.

BEDROOM

7' 4" x 9' 3" (2.22m x 2.82m)

A UPVC double glazed window faces the rear aspect and has a lovely view towards Scout Scar. Ceiling light and a radiator.

BATHROOM

5' 7" x 8' 5" (1.69m x 2.55m)

A great family bathroom fitted with a bath with a shower above, mixer spray and screen, a pedestal wash hand basin and WC. There is full tiling above the bath plus half height tiling to the remaining walls, a radiator, extractor and downlights. A frosted UPVC double glazed window faces the side aspect.

EXTERNAL

At the front of the house is a double width block paved driveway plus a lawn space with beech tree. A gate at the side leads into the rear garden. There is space at the side for storage, perfect for keeping the rear garden clear of outdoor gear and tools. The level rear garden is enclosed by fencing and has barked and gravelled borders and a lawn. The patio by the house is accessed from the kitchen diner and there is external lighting and a tap.

DIRECTIONS

Leaving Kendal on Natland Road, proceed past the business park and Anord Mardix, both on the right. Turn left onto The Beeches and follow Beechnut Road towards the end. Number 43 is on the left hand side.

what3words:///chip.reader.lots







GENERAL INFORMATION

Services: Mains Water, Gas, Electric and Drainage
 Tenure: Freehold. There is a yearly service charge of £240 for upkeep of shared green spaces.
 Council Tax Band: D

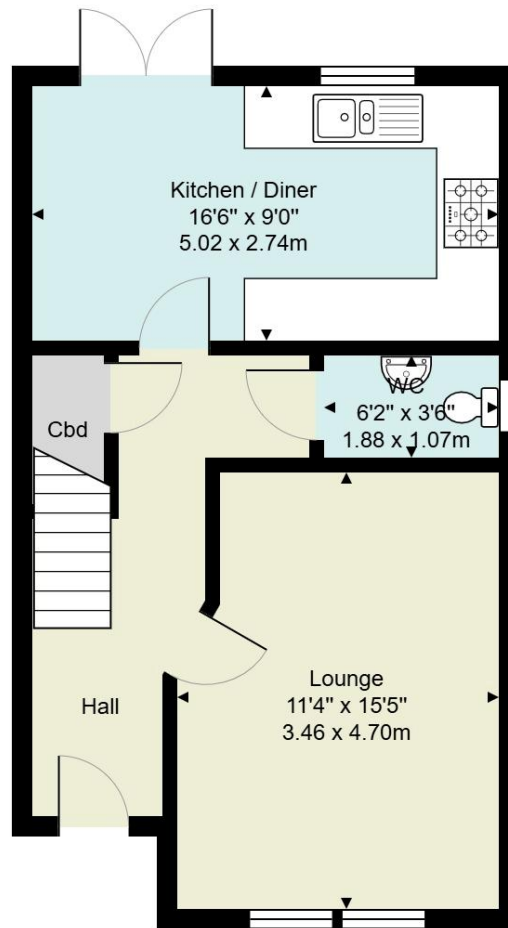
To check Broadband and Mobile phone coverage, click on our Key Facts for Buyers report online if available or visit www.ofcom.org.uk/phones-telecoms-and-internet/coverage

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

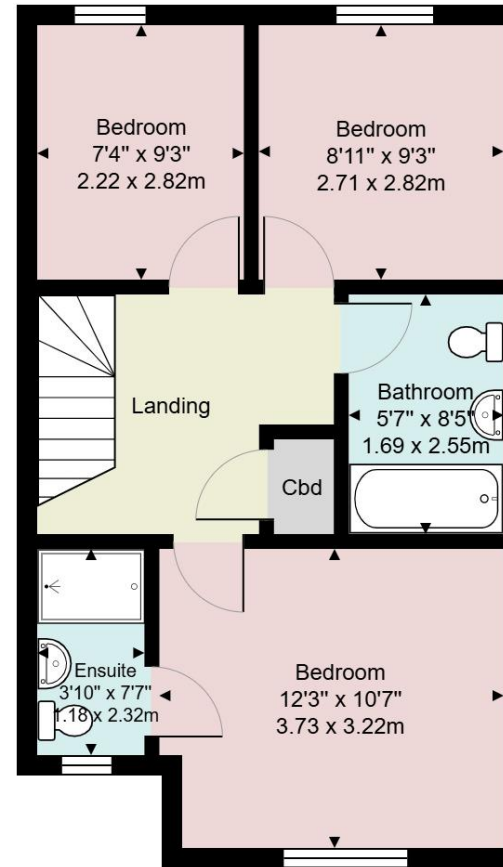


ARRANGE A VIEWING

To arrange your viewing contact our Kendal Team:
 100 Highgate, Kendal, LA9 4HE
Telephone. 01539 725582
Email. kendalproperty@milnemoser.co.uk



Ground Floor



1st Floor

Approx. Total Area: 924 ft² ... 85.8 m²

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

MILNE MOSER

SALES + LETTINGS

KENDAL OFFICE

100 Highgate, Kendal, Cumbria LA9 4HE

Telephone. 01539 725 582

Fax. 01539 723 425

Email. kendalproperty@milnemoser.co.uk

Email. lettings@milnemoser.co.uk

MILNTHORPE OFFICE

Westmorland House, The Square,

Milnthorpe, Cumbria LA7 7QJ

Telephone. 015395 64600

Fax. 015395 63976

Email. milnthorpeproperty@milnemoser.co.uk



These particulars are set out as a general outline in accordance with the Consumer Protection from Unfair Trading Regulations 2008 only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in the employment of Milne Moser has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. Intending purchasers and lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property. The information provided by the vendor in these particulars is based on the opinion of the vendor only and any intending purchaser, lessee or third party should not rely upon this information as a statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of the information provided.