



5 MINT CAKE MEWS, CROSS LANE, KENDAL, CUMBRIA, LA9 5LB
£230,000

MILNE MOSER
SALES + LETTINGS

5 MINT CAKE MEWS CROSS LANE, KENDAL LA9 5LB



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OVERVIEW

Having larger than expected dimensions, this two bedroom mid terraced house is a perfect first time buy or easily managed downsize. The property forms part of a row of similar properties converted in 2016 from one of the original Kendal Mint Cake factories, and has a fantastic position close to the town centre. The Brewery Arts Centre, Abbot Hall Park and Gallery, riverside walks, shops and restaurants are all on the doorstep and the property is within the historic Kendal Conservation Area. The accommodation is over two floors with a generous open plan lounge dining kitchen space and a ground floor cloakroom. The first floor has two double bedrooms and there is a well fitted stylish bathroom. Gas centrally heated and double glazed windows. Burglar alarm and window locks, satellite TV dish.

ACCOMMODATION

From Cross Lane, a forecourt leads to the wooden front door and into:

HALLWAY

Having two oak style doors, a downlight and a radiator.

CLOAKROOM/WC

A real bonus in a property of this style, the cloakroom is fitted with a pedestal hand basin and WC. The walls are half tiled and there is an extractor, coat hooks, a downlight and tiled floor. Wall mounted electric fuse box and Glow Worm boiler.





OPEN PLAN LOUNGE DINING KITCHEN

19' 8" / 11' 10" x 18' 3" / 16' 3" (5.99m / 3.60m x 5.57m / 4.94m)

A lovely sized room with ample space for lounge and dining suites. Being L shaped, the kitchen area is to one side with a tiled floor and fitted white base and wall units, wood block effect worktops and a stainless steel sink with drainer. Gas hob with canopy above, an electric single oven/grill plus an integrated fridge freezer, dishwasher and washing machine/tumble dryer. A frosted double glazed window faces the rear aspect with deep stone style sill and there is storage space under the stairs with a battery-operated light. The lounge and dining area has a large double glazed window with deep stone style sill to the front aspect and stairs lead to the first floor. There are downlights throughout, two radiators and exposed beams. There is a recess for an electric fire with wood lintel above and adjacent alcove shelving.

LANDING

The landing has an opening skylight and a ceiling light. Oak style doors lead to the two bedrooms and bathroom.

BEDROOM

9' 8" x 15' 4" (2.94m x 4.68m) excluding wardrobe

An excellent sized double bedroom with a double glazed window and deep stone style sill to the front elevation, a ceiling light and radiator. The built-in double wardrobe has an additional useful storage space over the stairs and battery-operated lights, and there is alcove shelving to one side.

BEDROOM

9' 7" x 11' 8" (2.92m x 3.56m)

Another good sized room with a ceiling light, radiator and double glazed window and deep stone style sill. Hatch giving access to the loft.



BATHROOM

5' 9" x 9' 0" (1.74m x 2.74m)

A modern stylish bathroom fitted with a vanity hand basin with drawers beneath, a WC and bath. The bath has a shower screen, square fixed trickle shower head, an adjustable detachable spray head and a second spray head connected to the mixer taps. Stone effect tiling with mosaic insert above the bath and to a half height on the walls and a tiled floor. Downlights, an extractor, chrome heated towel rail and an opening skylight.

EXTERNAL

The gravelled forecourt has space to keep bins and recycling tidy. There is unrestricted, free on-road parking immediately outside the property.

DIRECTIONS

On foot from our office, proceed on Highgate past The Brewery Arts Centre. Cross over Gillinggate onto Kirkland, turning up the ginnel alongside Hers and Sirs Hairdressers onto Chapel Lane. At the junction bear left onto Cross Lane with Mint Cake Mews being on the right hand side. Number 5 is clearly numbered.
what3words///glass.firms.trend







GENERAL INFORMATION

Services: Mains Water, Gas, Electric and Drainage

Tenure: Freehold

Council Tax Band: C

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		90 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



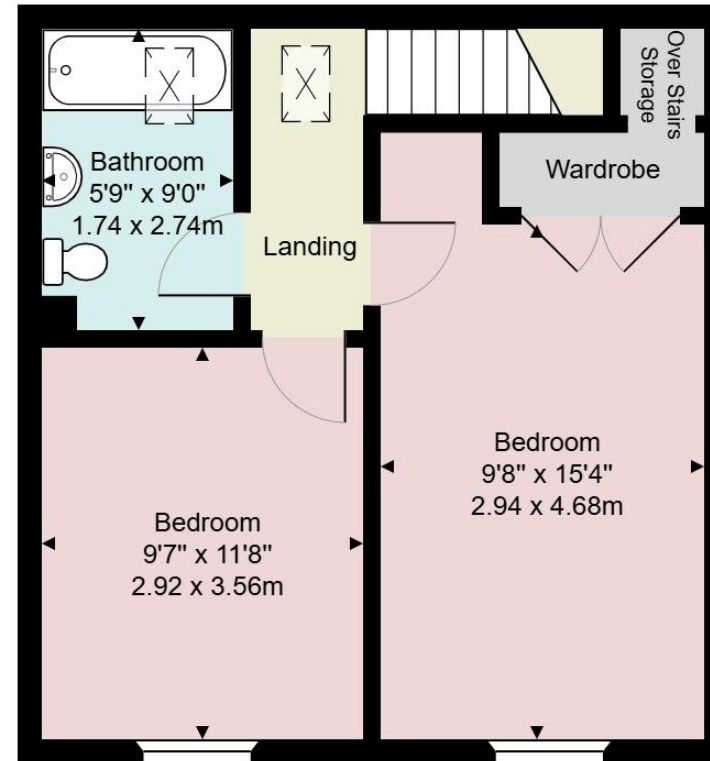
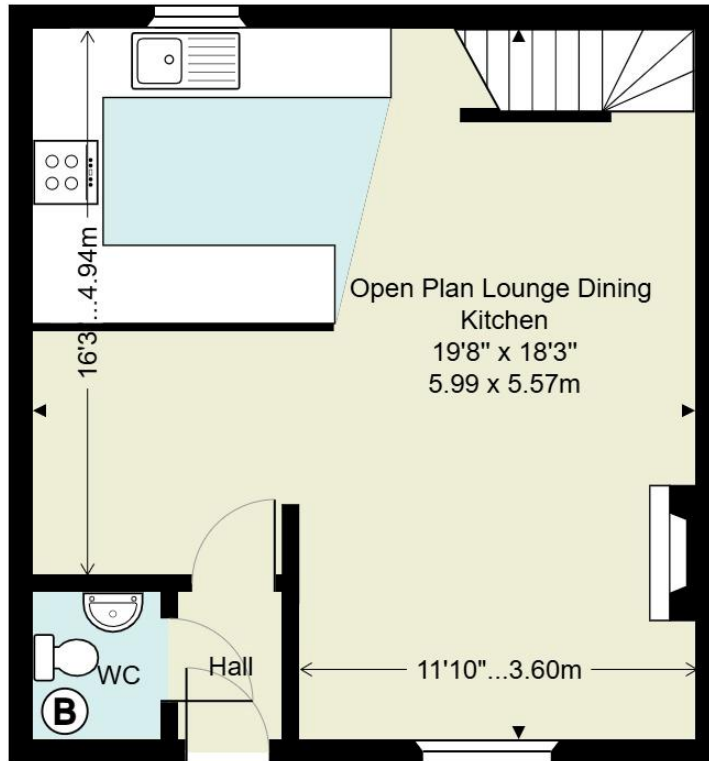
ARRANGE A VIEWING

To arrange your viewing contact our Kendal Team:

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Approx. Total Area: 837 ft² ... 77.8 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

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