



10 LARCH GROVE, KENDAL, CUMBRIA, LA9 6AU
£250,000

MILNE MOSER
SALES + LETTINGS

10 LARCH GROVE KENDAL CUMBRIA LA9 6AU



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GARAGE

OVERVIEW

Having outstanding views across town towards Kendal Castle, Scout Scar and distant Lakeland Fells, this deceptive three bedroom property offers a versatile layout and a great location. Positioned towards the end of a terrace of similar properties, the unassuming exterior gives little away as to the size of the accommodation. A modern dining kitchen welcomes you on entry and there is a lounge with balcony and views, bedroom and cloakroom on the ground floor. The lower floor has two further bedrooms - one with a dressing room, a bathroom and sun room leading to the garden. There is a lawned rear garden and useful undercroft storage. Parking or additional storage is provided in the garage at the front. Viewing is essential to fully appreciate the accommodation is on offer.

ACCOMMODATION

A modern composite front door leads into:

KITCHEN DINER

9' 0" x 19' 11" (2.73m x 6.08m)

A generous space fitted with oak style base and wall units, co-ordinating worktops, contemporary metro style splashback tiling and a dark sink with drainer. Five burner range cooker with double oven and grill and additional electric hot plate and a double canopy above. Integrated microwave, space for a fridge freezer, a vertical radiator, downlights and a UPVC double glazed window. A larder cupboard (connecting door to inner hallway remains) and further cupboards with concealing plumbing for a





washing machine and the Worcester boiler. An internal window to the lounge provides additional natural light.

INNER HALLWAY

Stairs lead down the lower floor and there is a radiator, two ceiling lights and hanging space for coats.

WC

Fitted with a wash basin, WC, ceiling light and an internal window.

LOUNGE

17' 10" x 11' 1" (5.44m x 3.38m)

Two UPVC double glazed patio doors lead to the balcony. The are fantastic views over Kendal towards the Castle and Scout Scar. The white fire surround is fitted with a marble hearth and modern electric fire and there are downlights to the ceiling and a radiator.

BALCONY

The perfect place for morning coffee or evening glass wine with excellent views over Kendal at the rear and side view towards distant Lakeland Fells. Metal railings.

BEDROOM

7' 6" x 7' 9" (2.29m x 2.35m)

UPVC double glazed window to the front elevation. Radiator and a ceiling light.

LOWER LANDING

Ceiling light and a built-in cupboard.

BEDROOM

Bedroom 8' 10" x 14' 3" 92.70m x 4.34m)

Dressing Room 6' 0" x 5' 7" (1.82m x 1.70m)

Internal UPVC double glazed window facing into the sun room.

Ceiling light and a radiator. The adjoining dressing room also has a radiator and ceiling light.

BEDROOM

8' 7" x 8' 0" (2.61m x 2.43m)

Having wood effect flooring, a ceiling light and radiator. A versatile room equally suited as a home office - a glazed door leads to the sun room and there is an internal double glazed window.



SUN ROOM

18' 1" x 4' 7" (5.52m x 1.39m)

A lovely space with views over the garden towards Kendal Castle. UPVC double glazed windows, laminate flooring, a radiator and ceiling light. Panelling to the walls and built-in storage.

BATHROOM

8' 1" x 9' 10" (2.46m x 2.99m) max

An internal bathroom fitted with a concealed cistern WC, vanity hand basin with drawers beneath and a bath with shower above and screen. Marble effect aqua board panelling to the walls, two ceiling light, and extractor and illuminated mirror. Chrome heated towel rail.

EXTERNAL

At the front is an open patio area. The rear garden is enclosed by fencing and has a level lawn and pleasant patio area. A gate leads to a shared rear access path, ideal for the removal of garden waste etc. A useful undercroft has water, light and power. There is restricted head height and approximate measurement of 5' 4" x 18' 3" (1.63m x 5.56m).

GARAGE

7' 11" x 15' 4" (2.41m x 4.67m)

The garage is located to a block immediately to the front of the house. There is an up and over door, pedestrian door at the rear, power and light. There is space within the garage blocks for residents to park.

DIRECTIONS

From Lound Road, turn onto Parkside Road and continue past Netherfield Cricket Club, through the traffic lights and under the railway bridge. Turn left onto Larch Grove and follow right to the end. As the road bends round to the right, carry straight on towards the end of the row of garages. Number 10 is accessed at the end of the garages with the number clearly marked.

what3words///ports.claims.slows







GENERAL INFORMATION
 Services: Mains Gas, Electric, Water and Drainage
 Tenure: Freehold
 Council Tax Band: C

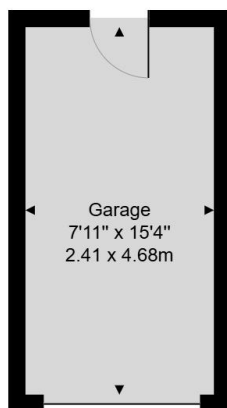
To check Broadband and Mobile phone coverage, click on our Key Facts for Buyers report online if available or visit www.ofcom.org.uk/phones-telecoms-and-internet/coverage

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

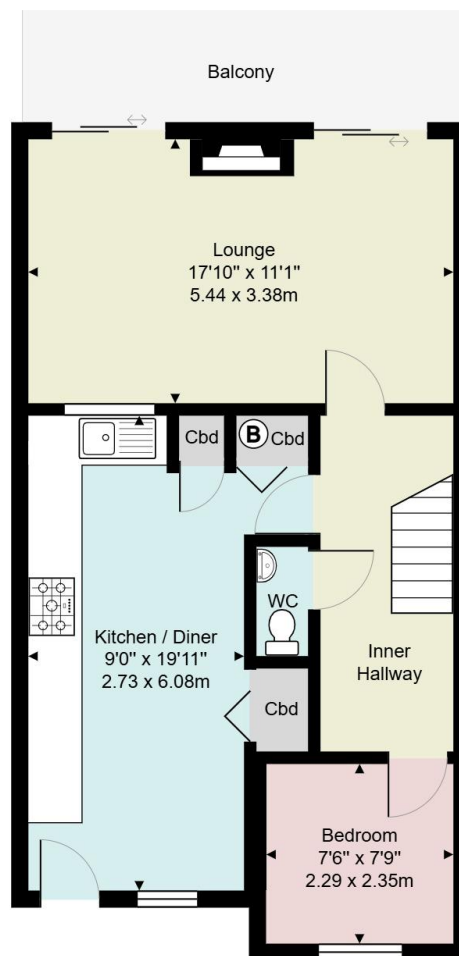


ARRANGE A VIEWING

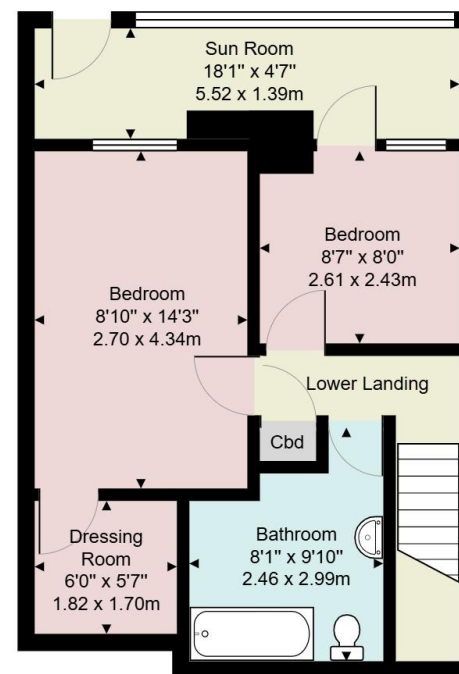
To arrange your viewing contact our Kendal Team:
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Garage - Not shown in actual location



Ground Floor



1st Floor

Approx. Total Area: 1048 ft² ... 97.4 m² (excluding balcony, garage)

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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