



18 COPPERFIELD LANE, KENDAL, CUMBRIA, LA9 6HD
£300,000

MILNE MOSER
SALES + LETTINGS

18 COPPERFIELD LANE

KENDAL

CUMBRIA

LA9 6HD



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GARAGE &
PARKING

OVERVIEW

Ideal for a growing family, this three bedroom semi-detached house has a cul de sac location, primary and secondary schools close by and supermarkets, shops, railway station and sports pitches are all easily reached. The accommodation suits modern living with the kitchen being semi open to the dining room, perfect for family meals and the three bedrooms are all a good size. The bathroom and kitchen have been updated in recent years and the property has gas central heating and UPVC double glazed windows. There is off road parking plus a garage and garden spaces.

ACCOMMODATION

From the driveway and front garden, a UPVC door leads into:

HALL

A good sized hall with space for coats and shoes. Stairs lead to the first floor and there is a radiator and ceiling light.

LOUNGE

15' 5" x 12' 5" (4.70m x 3.77m) max

Overlooking the cul de sac, the lounge has a radiator and ceiling light. The chimney breast has a recess and socket for an electric fire and there is a polished hearth and wooden surround.

DINING ROOM

13' 4" x 8' 2" (4.07m x 2.50m)

A brick edged arch leads to the kitchen and there is oak style flooring, a radiator and ceiling light. The storage space under the stairs has utilised to the max by the vendors and is used as a home





office/nook - there is a UPVC double glazed window and a wall light.

REAR PORCH

4' 11" x 4' 9" (1.49m x 1.44m)

A wooden stable door leads to the rear garden and there is space for coats and shoes. Wall mounted boiler and a light.

KITCHEN

11' 0" x 8' 0" (3.35m x 2.45m)

Fitted with modern grey gloss base and wall units, pale stone effect worktops and a stainless steel one and a half bowl sink with drainer. There is space for an electric cooker and an upright fridge freezer plus plumbing for a washing machine. Cooker hood, practical tiled floor and a ceiling light. A UPVC double glazed window overlooks the rear garden and there is a further UPVC double glazed window at the side.

LANDING

Having access to the loft and a built-in double cupboard. There is a ceiling light and UPVC double glazed window on the stairwell.

BEDROOM

10' 0" x 12' 5" (3.04m x 3.77m)

Facing the front aspect, the largest bedroom has a ceiling light, radiator and UPVC double glazed window.

BEDROOM

9' 2" x 8' 2" (2.79m x 2.50m)

At the rear of the house, the second bedroom has a UPVC double glazed window, ceiling light and radiator.

BEDROOM

8' 4" x 8' 8" (2.54m x 2.65m)

UPVC double glazed window, a ceiling light and radiator.

BATHROOM

9' 2" x 5' 0" (2.79m x 1.52m)

Frosted UPVC double glazed window. Updated in recent years, the bathroom has a three piece suite comprising bath with screen, a vanity hand basin with cupboard beneath and a WC. There are part aqua board panelled walls, an anthracite heated towel rail, an extractor and a ceiling light.



EXTERNAL

At the front of the house is a lawned garden with apple trees, beech hedging, boundary wall and fencing. The gated driveway runs along the side of the house to the garage. The rear garden is also lawned and are blackcurrant bushes, silver birch and a tap. The rear garden borders Stockbeck (water course).

GARAGE

9' 8" x 19' 4" (2.95m x 5.89m)

Having double doors, windows to the side and rear plus power and light.

DIRECTIONS

Leaving Kendal on Shap Road, turn right by the Duke of Cumberland onto Appleby Road. Turn right again just after J A Gardeners Garage onto Fowl Ing Lane and then right onto Copperfield Lane. Number 18 is on the right hand side.

what3words.com/appointed.ladder.property







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

[EPC Graph to go here](#)



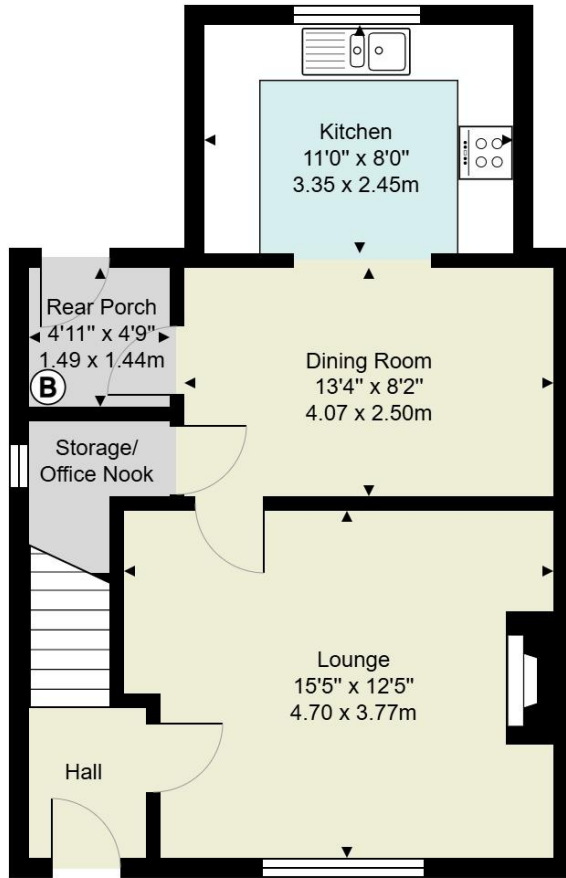
ARRANGE A VIEWING

To arrange your viewing contact our Kendal Team:

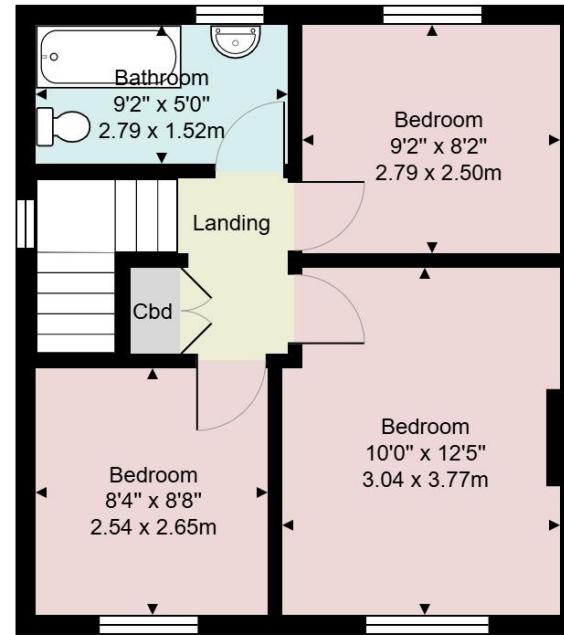
100 Highgate, Kendal, LA9 4HE

Telephone. 01539 725582

Email. kendalproperty@milnemoser.co.uk



Ground Floor



1st Floor

Approx. Total Area: 895 ft² ... 83.2 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



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