



84 CASTLE GROVE, KENDAL, CUMBRIA, LA9 7BE
£310,000

MILNE MOSER
SALES + LETTINGS

- Pleasant Outlook to the Front
- UPVC Double Glazing
- Gas Central Heating
- Excellent Scope to Create a Forever Home



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GARAGE &
PARKING

OVERVIEW

Well positioned on the ever popular Castle Estate, this semi-detached house is ideal for a growing family and has been extended on the ground floor. Originally three bedrooms, the first floor layout has been reconfigured to create a large master bedroom and a second double bedroom - the large bedroom could easily be split and reinstated to two separate bedrooms if required. The kitchen has been extended at the rear and there is a lovely garden room, perfect as a home office or second TV room.

A large garage has been added at the side and the additional of a cloakroom/WC will appeal to busy families. Available with no onward chain, some buyers may wish to personalise and update the property.

ACCOMMODATION

Entering through the porch, a traditional wooden door with a bullseye pane greets you and leads into the hallway. A modern vertical radiator has been added to the hallway keeping the chill off and there is natural light from the window on the stairwell. The generous lounge has a lovely bay window and a stone fireplace, there is further space under stairs, ideal for a desk or creating storage.

An arch leads to the dining room from which two sets of glazed doors connect to the garden room extension and kitchen. The adjacent kitchen has been fitted with oak style





units, a gas hob and electric oven and also has a door to the garden room giving versatility. Moving through into the garden room, French doors lead to out to the rear and this is a light and bright space - perfect as a home office, TV room or playroom.

Once on the first floor, period style doors lead to the two bedrooms with a third door still in situ should new owners wish to reinstate the third bedroom. The larger of the two double bedrooms is at the rear of the house with an outlook over gardens and a range of fitted wardrobes. The front bedroom has a view towards distant hills and fells and one of the two double wardrobes houses the hot water cylinder. The modern shower room is fully tiled and there is easy-care aqua board panelling to the shower cubicle.

Externally, the property has a lot to offer. There is driveway parking at the front, a large garage and level rear garden.

The garage has a connecting door to the garden, ideal for removing green waste and there is power, light and water connected. Wall mounted Worcester boiler. A cloakroom has been created within the space, ideal for busy households.

The level rear garden has a central lawn, patio and garden shed.



DIMENSIONS

Porch 6' 4" x 3' 4" (1.92m x 1.02m)

Hall

Lounge 16' 5" x 15' 9" (4.99m x 4.80m) max

Dining Room 8' 8" x 7' 0" (2.64m x 2.14m)

Kitchen 7' 4" x 16' 4" (2.25m x 4.97m)

Garden Room 8' 2" x 8' 3" (2.49m x 2.52m)

Landing

Bedroom 16' 5"/9' 2" x 12' 1"/8' 3" (4.99m/2.79m x 3.69m/2.51m)

Bedroom 9' 6" x 9' 0" (2.88m x 2.74m)

Shower Room 6' 5" x 6' 4" (1.95m x 1.93m)

Garage 9' 1" x 27' 7" (2.76m x 8.42m) max including
cloakroom

ESSENTIAL INFORMATION

Services: Mains Water, Electric, Gas and Drainage. UPVC
double glazing and gas central heating/radiators throughout.

Tenure: Freehold

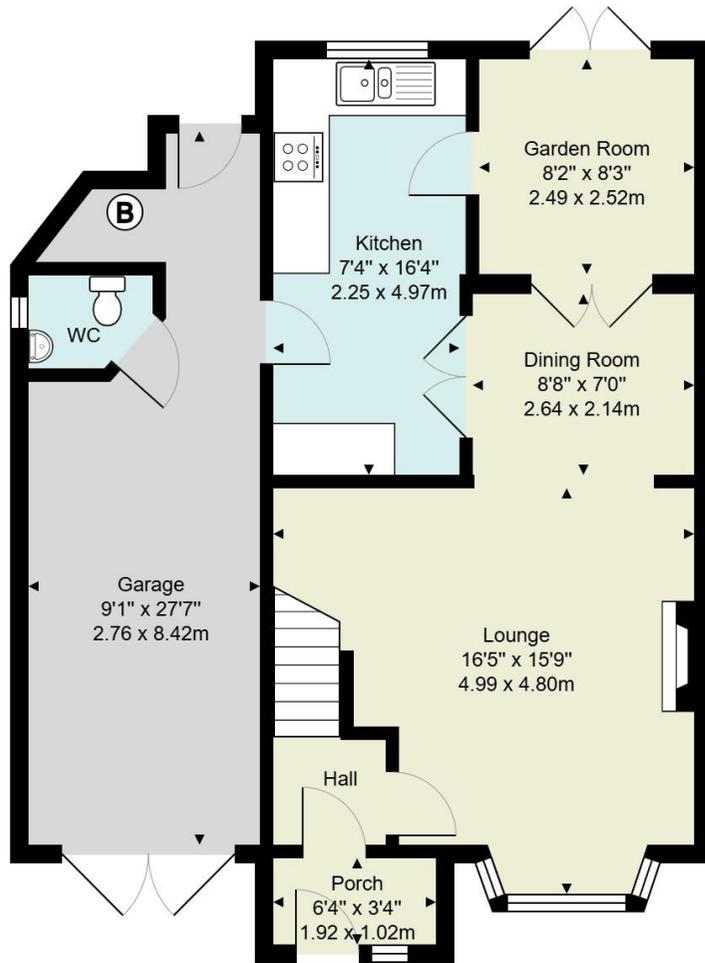
Council Tax Band: C

EPC Grading: D

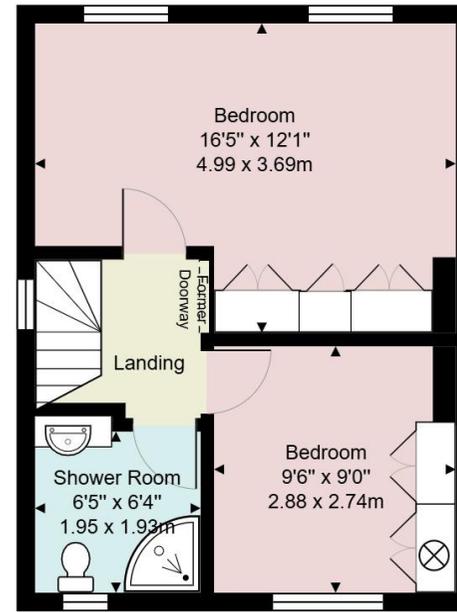








Ground Floor



1st Floor

Approx. Total Area: 1151 ft² ... 106.9 m² including 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

To arrange your viewing contact our Kendal Team:

If you would like further information or insights prior to viewing, please contact Lorna Foley

DIRECTIONS

Leaving Kendal on Aynam Road, stay left onto Lound Road and then left again at the traffic lights onto Parkside Road. Continue past Netherfield Cricket Club and the turning to Castle Drive. Just before the traffic lights turn left onto Castle Grove. The property is on the left hand side prior to Castle Close.

what3words:///first.tent.softly

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