



43 KENDAL PARKS ROAD, KENDAL, CUMBRIA, LA9 7NG  
**£260,000**

**MILNE MOSER**  
SALES + LETTINGS



- Ideal Location for Families or those Downsizing
- Gas Central Heating
- UPVC Double Glazing
- Off Road Parking
- Good Sized Accommodation



#### OVERVIEW

Located on the fringes of Kendal Parks, this deceptive mid terraced bungalow really must be viewed to be appreciated.

The well laid out level accommodation is easily managed - the lounge has a lovely view across green space towards Scout Scar and there is a modern well fitted kitchen diner. Both bedrooms are doubles, with the larger enjoying the view at the front and there is an updated stylish shower room.

Externally, the property doesn't disappoint - there are well tended front and rear garden areas and a generous amount of off road parking, a real plus in this location.

Kendal Parks is well positioned for Oxenholme Mainline Train station, Asda Supermarket and Westmorland General Hospital. There are bus routes close by, along with doctors, primary school, play park and community centre.

#### ACCOMMODATION

Approaching over the tarmac driveway and pretty front garden with picket fence, a modern UPVC door welcomes you into the property. Once inside, the hallway has space for coats and shoes and being a T-shape the bedrooms are to one side and living accommodation to the other - ideal for bedroom privacy. The good sized lounge offers a great







view, across green space and play park, over Kendal rooftops towards Scout Scar. There is a living flame gas fire with attractive wooden surround. The L shaped kitchen diner overlooks the rear garden and has been updated by the current owners with cream shaker style units, slim profile worktops and integrated hob and oven. A UPVC double glazed door leads out into the garden and the British Gas boiler is concealed within a cupboard.

The two bedrooms and shower room are set away from the living accommodation. The large master bedroom has the same lovely views as the lounge and the second double overlooks the rear garden. The shower room has been stylishly modernised with a generous walk in enclosure fitted with aqua board panelling, a vanity hand basin with mirrored cabinet above and concealed cistern WC.

Moving outside, the front of the bungalow has parking for at least two cars plus there is a compact, pretty garden space. The rear garden is enclosed, perfect for pets and children. There is a central lawn space, well-tended shrubs plus an external tap and light. There is gate access to the rear path, ideal for removing garden waste and bins.





#### DIMENSIONS

Lounge 11' 9" x 14' 11" (3.58m x 4.54m)

Kitchen Diner 15' 5"/8' 5" x 9' 10"/6' 8" (4.70m/2.57m x 3.00m/2.03m)

Bedroom 14' 10" x 9' 11" (4.52m x 3.01m)

Bedroom 9' 3" x 11' 11" (2.81m x 3.62m)

Shower Room 6' 3" x 8' 8" (1.90m x 2.65m)

#### ESSENTIAL INFORMATION

Services: Mains Water, Gas, Electric and Drainage

Tenure: Freehold

Council Tax Band: B

EPC Grading: D

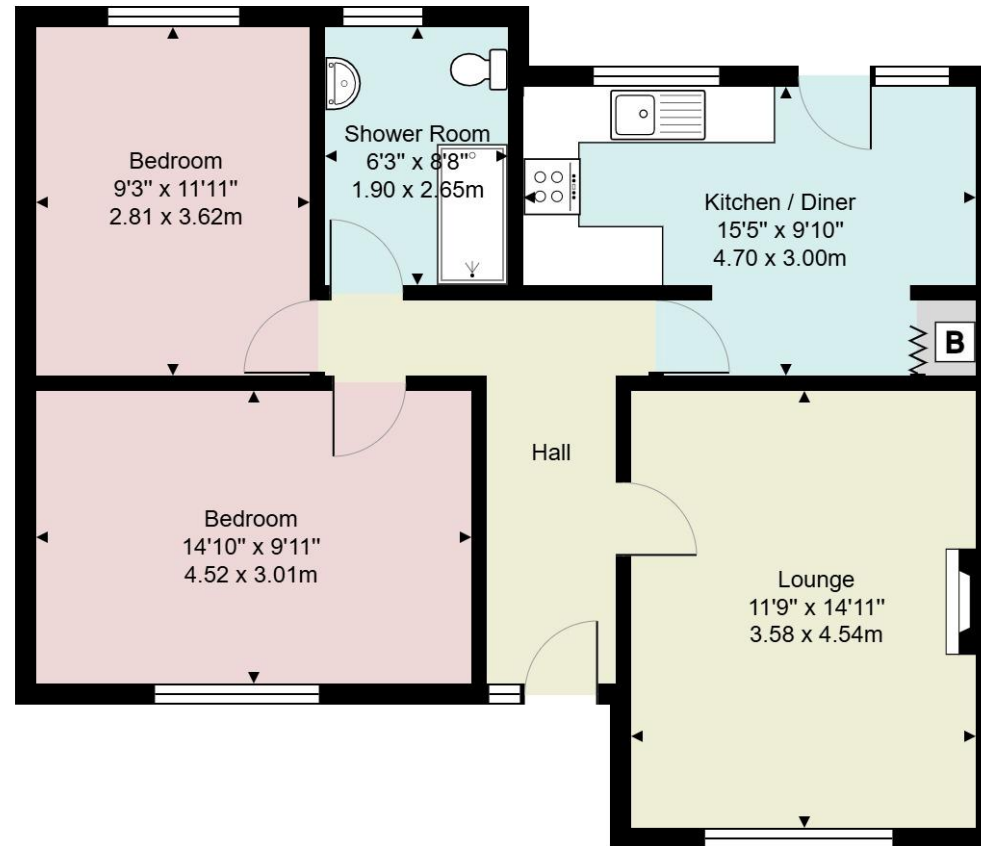












Approx. Total Area: 742 ft<sup>2</sup> ... 68.9 m<sup>2</sup>

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		83 B
69-80	C		
55-68	D	68 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 Sonia Fallowfield

#### DIRECTIONS

Leaving Kendal on Burton Road, continue past the Leisure Centre and take the second left at the traffic lights onto Oxenholme Road. Turn left again at the next traffic lights onto Kendal Parks Road. As the road bends round to the right (onto Hayclose Road) continue straight up staying on Kendal Parks Road. The bungalow is located to the right hand side prior to the new build houses.

what3words///sugar.rocky.daily

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