



29 LINNET GROVE, KENDAL, CUMBRIA, LA9 7RP  
**£360,000**

**MILNE MOSER**  
SALES + LETTINGS

- Gas Central Heating
- UPVC Double Glazed (less one window)
- Off Road Parking
- Popular Location
- Play Park Close by
- Good Access to Oxenholme Station
- Excellent Scope to Create a Forever Home



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PARKING

#### OVERVIEW

Located in a cul de sac set back from Valley Drive, this detached home is perfect for a growing family.

The accommodation is well balanced with a level garden and driveway offering ample space for all. The lounge diner has doors to the garden and there is a kitchen, utility room and WC. The former garage is now an additional sitting room, ideal for those who work from home or as a second TV room for teenagers or sports fans.

Two of the three bedrooms are doubles with one having an ensuite. Completing the picture is a modern stylish bathroom.

#### ACCOMMODATION

Approaching over the driveway and well maintained front garden, a handy open porch provides shelter from the elements and there is an electric car charging point. From the hallway, stairs lead to the first floor and glazed internal doors to the lounge diner and sitting room, thus ensuring there is natural light.

Moving into the lounge diner - a lovely social space with room for both lounge and dining furniture and having the kitchen next door, perfect for family meals. Engineered wood flooring runs throughout and doors lead to the rear garden. The kitchen has pale grey painted units, fitted hob





and oven and complementary pale grey LVT flooring. The utility leads to one side and has an external door and wall mounted Worcester boiler plus access to the ground floor cloakroom. Leading off from the hallway is a second sitting room - excellent extra space for family living and perfect as a home office, gym space or second TV room.

On the first floor are three bedrooms and a modern bathroom. The main bedroom has fitted furniture and an ensuite - ideal for busy family mornings. The second double also has fitted furniture and there is a third single bedroom. All the bedrooms have pleasant outlooks, especially the two at the front. The bathroom has been refitted in recent years and has a lovely sense of calm. It now boasts pale grey tiling and aqua board panelling on the walls, a stylish white suite and illuminated mirror.

Externally, the property is on a level plot with an open front garden, driveway parking and access at the side leading to the rear - perfect for bins and garden waste. The rear garden has been landscaped and designed to take advantage of the sun. A deck space is ideal for the morning sun and as the sun moves over the garden during the day, the patio by the house basks in evening sun. The lawn offers space for play and recreation and there is a generous summerhouse/shed which will be left.



#### DIMENSIONS

Lounge Diner 10' 9"/7' 8" x 23' 3"/13' 4" (3.29m/2.33m x 7.09m/4.06m)

Sitting Room 8' 0" x 16' 5" (2.44m x 5.00m)

Kitchen 9' 4" x 9' 0" (2.84m x 2.75m)

Bedroom 8' 10" x 12' 11" (2.70m x 3.93m) max

Ensuite 8' 2" x 8' 7" (2.49m x 2.62m) max

Bedroom 13' 6" x 8' 9" (4.10m x 2.66m) excluding wardrobes

Bedroom 6' 9" x 9' 8" (2.05m x 2.95m)

Bathroom 6' 3" x 5' 6" (1.90m x 1.67m)

#### DIRECTIONS

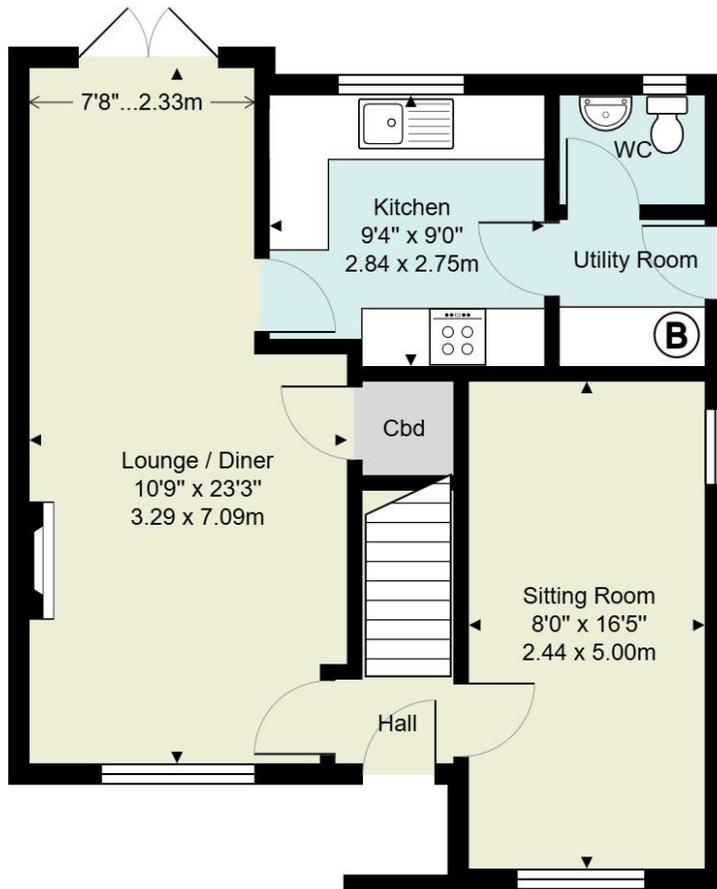
From Burton Road, proceed to the traffic lights and take the second left onto Oxenholme Road. At the next traffic lights turn left again onto Kendal Parks Road. Take the second left onto Valley Drive and left again onto Linnet Grove. The property is on the right hand side.

[what3words.com/eagle.rated.stars](http://what3words.com/eagle.rated.stars)

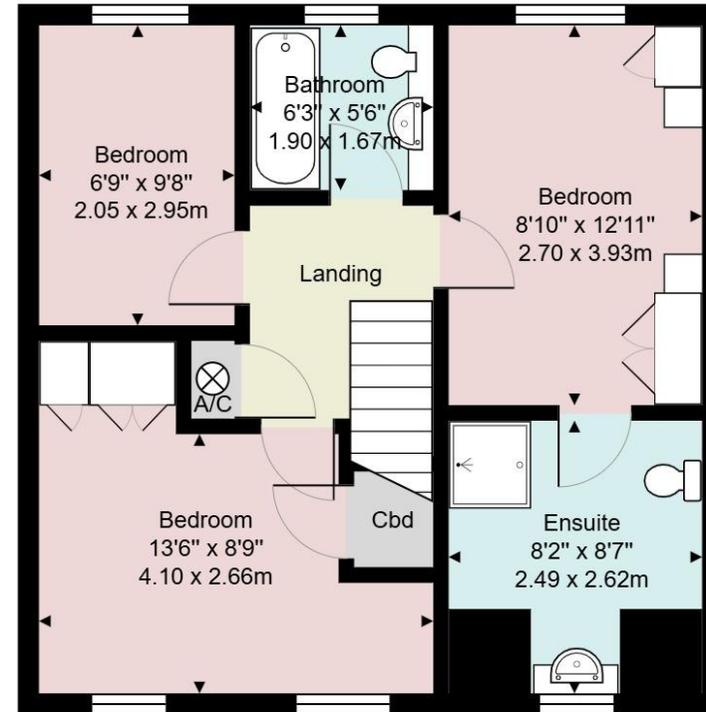








Ground Floor



1st Floor

Approx. Total Area: 1058 ft<sup>2</sup> ... 98.3 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		84 B
69-80	C		
55-68	D	62 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 Emma Butler

#### ESSENTIAL INFORMATION

Services: Mains Water, Gas, Electric and Drainage

Tenure: Freehold

Council Tax Band: D

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