



7 COLLIN CLOSE, KENDAL, CUMBRIA, LA9 5JF  
**£275,000**

**MILNE MOSER**  
SALES + LETTINGS

- Ideal For Families or First Time Buyers
- Popular Location to South of Kendal
- Gas Central Heating
- UPVC Triple Glazed Windows
- Parking for Three Cars
- Modern Interior



3



1



1



PARKING

#### OVERVIEW

Updated and reconfigured - this three bedroomed semi-detached house must be viewed to be appreciated, the current owners have created a lovely home decorated in calm neutral tones to give each room give a feeling of space.

The lounge is dual aspect and there is a kitchen with room for a family dining table plus a separate utility/laundry/cloakroom - a must have for any house. The upstairs has a traditional layout with three bedrooms - two of which are doubles - plus a modern fully tiled bathroom. Ample parking is provided at the front with space for three cars and there is a tiered rear garden.

Located in a cul de sac, the property is located close to a bus route and has excellent access to the A591 for travel to the wider Lake District. Primary and Secondary Schools are easily reached as is Kendal College.

#### ACCOMMODATION

From the block paved driveway, a smart composite front door leads into the hallway. Setting the tone for the house, the hallway gives a sense of space with an understairs cupboard to help keep clutter away and glazed doors to the lounge and kitchen/diner to allow in extra natural light. To the left is a useful utility and cloakroom - a heated towel rail, extractor and window ensure the space remains





ventilated and there is a two piece cloakroom suite. The lounge is dual aspect and easily accommodates an L shaped sofa, the modern electric flame effect fire provides a focal point. Moving into the kitchen diner, light streams in from the fully glazed back door and window. Fitted with black gloss units, there is space for a family dining table and the gas range cooker is included in the sale. There is space for a fridge freezer and plumbing for a dishwasher.

The first floor layout has been reconfigured to create three bedrooms suiting both families and couples alike. The landing is spacious with room for an occasional chair or storage. Two of the three bedrooms are doubles and face the rear of the property whilst the good sized single is at the front. One of the double bedrooms has two built in cupboards, one of which houses the Vaillant boiler. The modern and stylish bathroom is fully tiled and has a shower bath with fixed head plus a riser spray and glass screen. There is an illuminated mirror and a modern chrome heated towel rail.

The front of the property has been dedicated to parking with the block paved driveway providing space for three cars. A shared path between no's 7 and 8 and private gate lead into the rear garden. Tiered over three levels, the rear garden has a gravelled area close to the house with space for drying washing, recycling and bins etc. Joint steps lead up to two lawned areas with space for play and recreation.



#### DIMENSIONS

Lounge 8' 10" x 16' 9" (2.70m x 5.10m)

Kitchen Diner 9' 9" x 12' 5" (2.98m x 3.78m)

Utility & WC 5' 5" x 6' 9" (1.65m x 2.06m)

Bedroom 10' 2" x 10' 3" (3.11m x 3.12m)

Bedroom 8' 9" x 12' 5" (2.68m x 3.78m)

Bedroom 9' 9" x 6' 10" (2.98m x 2.09m)

Bathroom 6' 8" x 6' 3" (2.03m x 1.90m)

#### DIRECTIONS

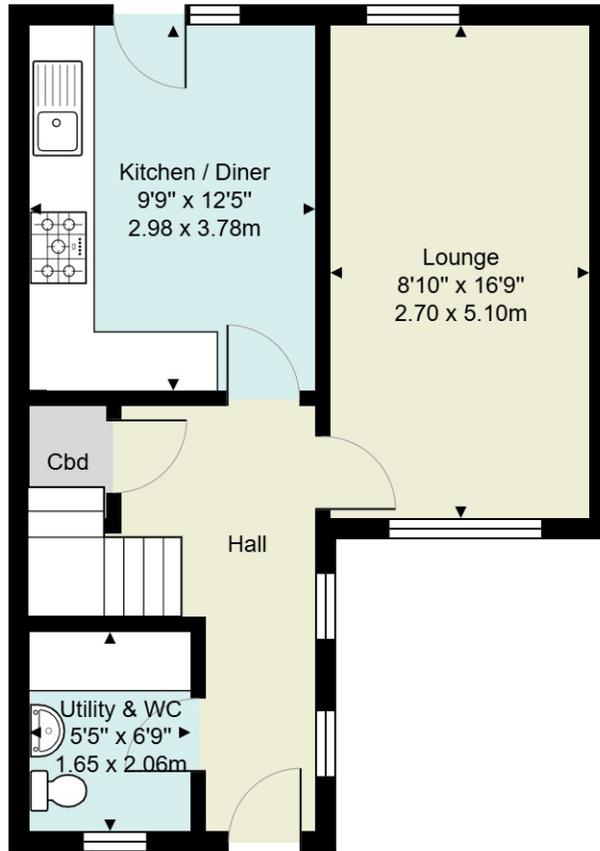
Leaving Kendal on the A6, Milnthorpe Road, proceed past the college, through the traffic lights and past Romneys. As the road rises and bends, turn right onto Collin Road, following up and round onto Collinfield. Turn right onto Collin Close and follow round to the left. The property is towards the right hand corner.

[what3words///cure.ducks.stray](https://www.what3words.com/cure.ducks.stray)

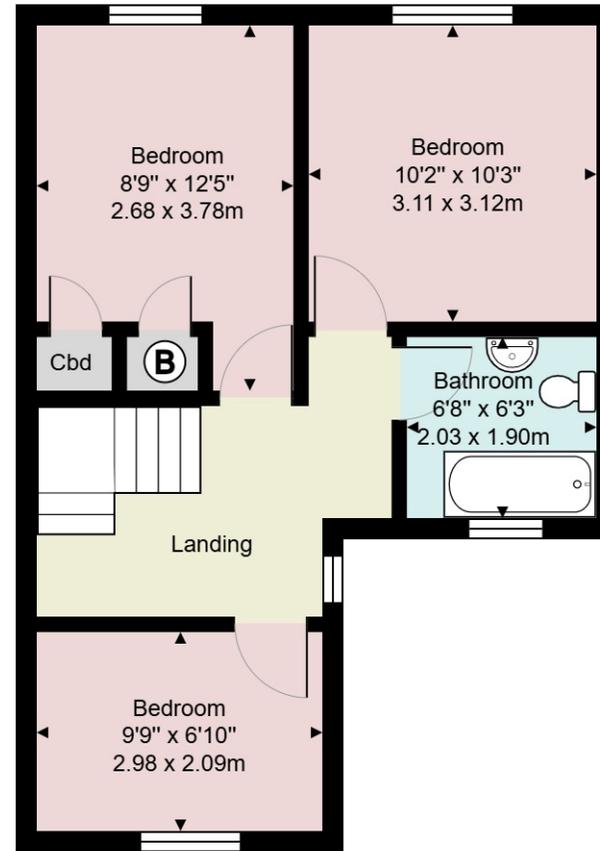








Ground Floor



1st Floor

Approx. Total Area: 849 ft<sup>2</sup> ... 78.9 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		81 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 Lorna Foley

#### ESSENTIAL INFORMATION

Services: Mains Water, Gas, Electric and Drainage

Tenure: Freehold

Council Tax Band: B

EPC Grading: D

There is a shared path between 7 and 8 Collin Close into their respective gardens. The steps in the rear garden are shared between 6 and 7. There is no access by either neighbour across the garden of number 7.

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