



9 CASTLE RIGGS, KENDAL, CUMBRIA, LA9 7BA
£320,000

MILNE MOSER
SALES + LETTINGS

- Excellent location close to Kendal Castle, playing fields and shop
- Gas Central Heating
- UPVC Double Glazing
- Fully Glazed Conservatory
- Attractive decor throughout
- No Onward Chain



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2



1



GARAGE &
PARKING

OVERVIEW

Located on a pretty leafy cul de sac on the ever popular Castle Estate, this three bedroom semi-detached house has lots to offer plus further potential.

The current versatile layout will suit a range of buyers with a lovely sitting room with woodburner and attractive bespoke storage, a kitchen with breakfast bar and adjoining conservatory with views over the garden. The ground floor bathroom is a good size and there are three first floor bedrooms (two doubles and one single) - the bedrooms at the rear have a view of the castle.

Externally there is space to park three cars on the drive, a garage and pretty rear garden.

ACCOMMODATION

Approaching from the tree lined pavement, there is ample space to park off road at the front and side of the property and a painted part glazed door leads into the hallway. The lounge leads off to the right from the hallway and has a cosy woodburner set within a brick chimney breast. Bespoke cupboards and shelving have been added to the alcoves to either side, painted in a lovely calming green tone. The kitchen is towards the rear of the house and fitted with pale grey farmhouse style units and marble style worktops which incorporate a breakfast bar. There is an electric oven, ceramic hob with canopy above plus space





for a fridge freezer and plumbing for both a washing machine and dishwasher. Natural light comes in from the adjoining conservatory. The conservatory is a great addition to the property, perfect for dining, as playroom, home office or just for relaxing with a cup of tea. Fully double glazed including the roof, the conservatory has an electric panel heater and downlights ensuring it is usable in any season and any time of day. The bathroom is next to the kitchen and is a good size. Fitted with a traditional white suite, there is a shower above the bath, a shaver point, fully tiled walls and a PVC clad ceiling.

The first floor landing has a window at the side plus access to the loft - there is a larger access hatch in one of the bedrooms. Two of the three bedrooms are doubles and have painted shaker style panelling to one wall. The largest bedroom has a built in double cupboard which houses the boiler and has hanging space and shelving. The two bedrooms at the rear have a view towards Kendal Castle.

Externally, the property has a good amount of space. At the front and side is parking for three cars plus access to the garage. The rear garden has a small patio close to the house plus a lawn and mature flower beds well stocked with spring flowering shrubs, a corkscrew hazel and herbaceous plants. Storage for outdoor gear and tools is taken care of as the two garden sheds are to stay. The detached garage has an up and over door, power and light.



DIMENSIONS

Lounge 11' 11" x 12' 10" (3.62m x 3.92m) max

Kitchen 13' 6" x 10' 6" (4.12m x 3.20m) max

Conservatory 12' 0" x 8' 10" (3.66m x 2.70m)

Bathroom 5' 4" x 7' 9" (1.62m x 2.36m)

Bedroom 12' 2" x 9' 7" (3.70m x 2.93m)

Bedroom 7' 7" x 11' 3" (2.32m x 3.43m)

Bedroom 7' 2" x 8' 1" (2.19m x 2.46m)

Garage 8' 7" x 17' 0" (2.62m x 5.18m)

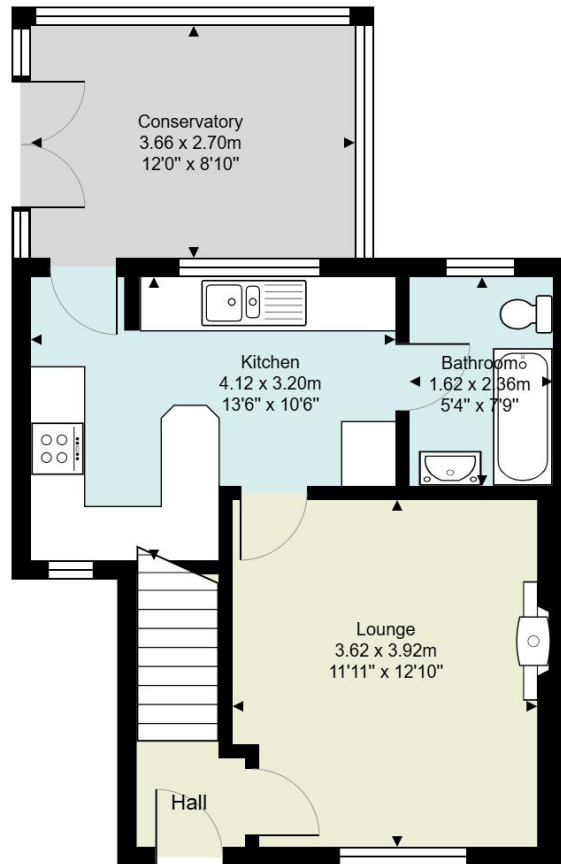
DIRECTIONS

Leaving Kendal on Aynam Road, continue to the left onto Lound Road and then left at the traffic lights onto Parkside Road. Continue past Netherfield Cricket pitch and then take the first left onto Castle Drive. Stay left heading towards the shop and then turn right onto Castle Circle. Castle Riggs is on the left hand side with number 9 also being on the left.
what3words.com/blocks.soils.models

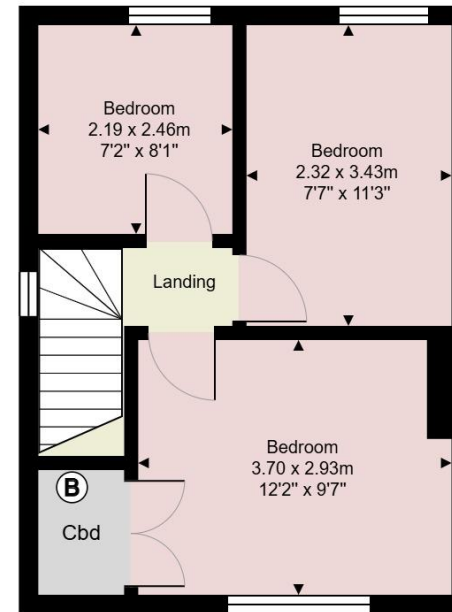








Ground Floor



1st Floor

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

Total Area: 74.2 m² ... 799 ft²

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	63 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: C

EPC Grading: D

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