



109 LINGMOOR RISE, KENDAL, CUMBRIA, LA9 7PL
£385,000

MILNE MOSER
SALES + LETTINGS

- Gas Central Heating
- UPVC Double Glazing
- Popular Heron Hill Location
- Low Maintenance Garden
- Two Driveways
- Viewing Essential



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GARAGE &
PARKING

OVERVIEW

Located to the head of a cul de sac with fields at the rear and view at the front, this detached bungalow has a great position. The layout is perfect for buyers looking for an easily managed home yet not wanting to compromise on space. Both bedrooms are doubles and there is a well-proportioned lounge and dining room with access to both the conservatory and kitchen making it a great sociable space. The modern shower is in neutral tones ready to personalise and both bedrooms have built-in furniture. The integral garage has been added to with an extensive basement area, perfect for storage or as a teenagers 'pad'.

ACCOMMODATION

From the parking areas, steps lead up to the front door and into the hallway. Wider than expected, the split level hallway has access to the lounge and a side hallway to the bedrooms - a great layout for privacy considerations. There is a built in airing cupboard and door to the basement stairs. Once in the lounge, the large picture window takes in a 180 degree view across the cul de sac and rooftops to hills beyond. A marble style fire place with living flame fire provides a cosy focal point and there is open access and a couple of steps up into the dining room. Ideal for family meals, the dining room has open access to the kitchen and benefits from the view from the conservatory. Glazed to three sides, the conservatory is a lovely addition. A radiator has been added ensuring it can be used year round and





doors lead to the garden. Adjoining the dining room is a well-planned kitchen. Fitted with wood style units, the fully tiled kitchen has a built-in dishwasher, double oven and grill and a gas hob. The utility extends the storage space and has plumbing for a washing machine and space for a fridge freezer.

The bedrooms and shower room are to one side of the bungalow. Both bedrooms are doubles and have pleasant views. Each has an excellent range of quality fitted furniture and storage solutions, ideal for keep the spaces clutter free. The modern shower room is a good size and fitted with a large enclosure, concealed cistern WC and a vanity hand basin with mirror and cupboards above. Fully tiled walls and PVC clad ceiling.

Outside, the easily managed spaces provides two driveways for parking - one leading to the garage, and borders at the front. There is access to either side of the bungalow into the rear garden. Terraced and landscaped for ease, there is an upper patio with space for seating and pots and a pretty water feature recessed into the wall. The garage has split door, power and light and houses the Vaillant boiler. Re-purposed kitchen units have been used to create a workbench and storage. There is access internally to the basement.

The basement offers excellent storage potential and currently has units fitted with integrated appliances and there are two further areas with space for chairs and sofas - perfect for teenagers gaming. There is a shower room (drainage via macerator) and a further store.



DIMENSIONS

Lounge 14' 10" x 11' 5" (4.52m x 3.47m)
Dining Room 8' 9" x 9' 7" (2.66m x 2.93m)
Conservatory 8' 3" x 8' 11" (2.52m x 2.71m)
Kitchen 8' 7" x 9' 6" (2.62m x 2.90m)
Utility Room 4' 10" x 7' 5" (1.47m x 2.25m)
Bedroom 12' 2" x 9' 6" (3.70m x 2.90m) max
Bedroom 9' 2" x 11' 5" (2.81m x 3.47m) max
Shower Room 6' 4" x 8' 5" (1.93m x 2.58m)
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Garage 9' 11" x 21' 1" (3.03m x 6.43m)
Kitchen Area 14' 6" x 8' 2" (4.42m x 2.50m)
Sleeping Area 8' 0" x 8' 1" (2.43m x 2.48m)
Living Area 12' 0" x 10' 9" (3.67m x 3.28m)

DIRECTIONS

Leaving Kendal on Parkside Road, turn right at the traffic lights onto Valley Drive. Follow Valley Drive, bearing right at the traffic island onto Lingmoor Rise. Turn into the first cul de sac on the right and follow to the end. Number 109 is on the left hand side.

what3words.com/lots.prime.mini

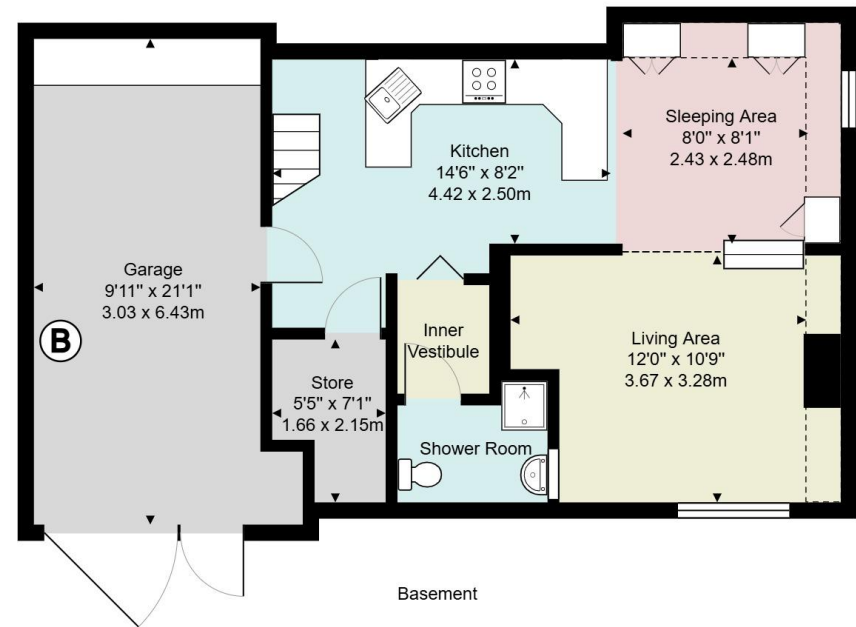








Ground Floor



Basement

Approx. Total Area: 1584 ft² ... 147.2 m²

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		78 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 Lorna Foley

ESSENTIAL INFORMATION

Services: Mains Water, Gas, Electric and Drainage

Tenure: Freehold

Council Tax Band: D

EPC Grading: D

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