



20 LOUND STREET, KENDAL, CUMBRIA, LA9 7EA  
**£315,000**

**MILNE MOSER**  
SALES + LETTINGS

- Open fire and wood burner
- Handmade shutters
- Sash style double glazed window
- Gas central heating
- Attractive latch doors and wooden floorboards
- Tasteful decor throughout



3



1



1

### OVERVIEW

Being close to town, schools and riverside walks, this three bedroom traditional terraced house is sure to appeal to a range of buyers. Filled with character features blended with contemporary touches, the property has a warm and welcoming feel. The accommodation is over four floors, the generous lounge runs front to back ensuring there is enough space for all the family. The lower ground floor kitchen has a really cool vibe with large bespoke mural to a wall, painted stone walls and hand built units. The three bedrooms are over the first and second floors with the four piece bathroom also being on the second floor. Two extra toilet facilities have been added on the ground/entry level and first floor. Completing the picture is a lush courtyard garden - perfect for outdoor dining - with flower borders and storage for outdoor gear.

### ACCOMMODATION

From the road, 20 Lound Street stands out from the neighbours with a pretty front courtyard and mature tree. Steps leads up to the traditional green painted front door with shiny door furniture. Once inside, the character features begin to reveal themselves with lovely Victorian style tiles in the hallway and a period door into the lounge. Stairs lead to the first floor. The lounge runs front back with light streaming in from two windows fitted with shutters. Wooden floorboards add warmth to the space and there is an open fire with recessed cupboard adjacent





and a latch door to the rear courtyard garden. Two glass floor panels give a unique view down into the kitchen diner below. To the side of the lounge, stairs lead down to the kitchen and there is a cloakroom/wc with two piece suite.

The lower ground floor kitchen has a cool vibe, with white painted stone walls to maximise light, a commissioned art mural and limestone style floor tiles all setting the tone. The green handmade units have solid worktops over and there is open shelving and space for a gas cooker and a fridge freezer. Integrated dishwasher. There is space for a large family table with lighting above and a cosy woodburner zones the space for two comfy chairs. There is access to the rear courtyard garden.

Stairs continue from the first floor up to the second and there is a handy second wc facility. Attractive latch doors lead to two double bedrooms, each with wooden flooring. The larger of the two is at the front and has a generous open cupboard/wardrobe. A window on the stairwell allows natural light onto the second floor landing and again latch doors lead to the rooms. The third bedroom is within the roof space and has an eaves storage cupboard and a Velux rooflight. The bathroom is a good size with eaves storage and plumbing for a washing machine. The deep bath is below a Velux rooflight and there is a wash stand style basin, wc and shower tray.



For a property of this style, the outside areas have been cleverly developed to make the most of the space on offer. A mature tree and cottage planting at the front softens the stonework whilst the rear courtyard garden has two seating areas - one covered, plus wooden stores for bikes and outdoor gear. Borders have been well planted to the side of the flagged path and there is an apple tree and fruit bush. External tap and socket.

### DIMENSIONS

Lounge Diner 10' 8" x 21' 8" (3.26m x 6.59m)

WC 2' 10" x 8' 4" (0.86m x 2.54m)

Kitchen Diner 14' 1" x 21' 4" (4.28m x 6.49m)

Bedroom 10' 9" x 10' 8" (3.29m x 3.24m)

Bedroom 8' 5" x 10' 8" (2.57m x 3.25m)

WC 5' 3" x 7' 3" (1.60m x 2.21m) max

Bedroom 6' 9" x 13' 4" (2.06m x 4.06m) max

Bathroom 6' 10" x 15' 8" (2.09m x 4.77m)

### DIRECTIONS

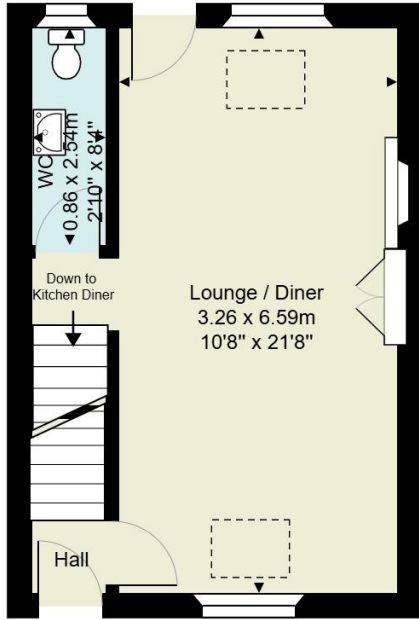
Leaving Kendal on Aynam, Road, continue to the left onto Lound Road and then straight on at the traffic lights. Turn left onto Lound Street with the property on the right hand side.

[what3words.com/saves.hugs.looked](http://what3words.com/saves.hugs.looked)

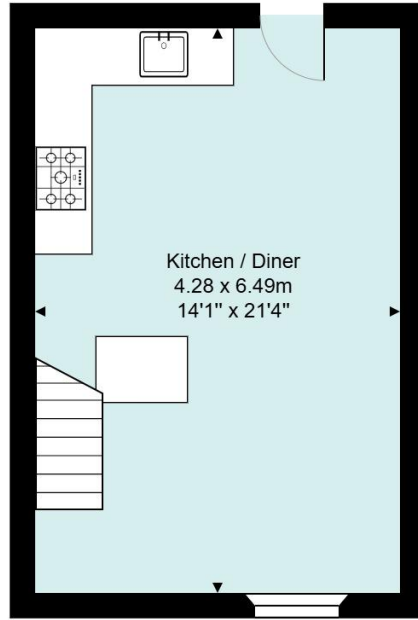




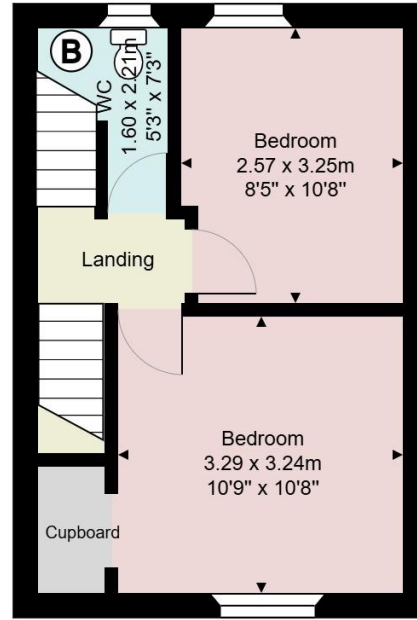




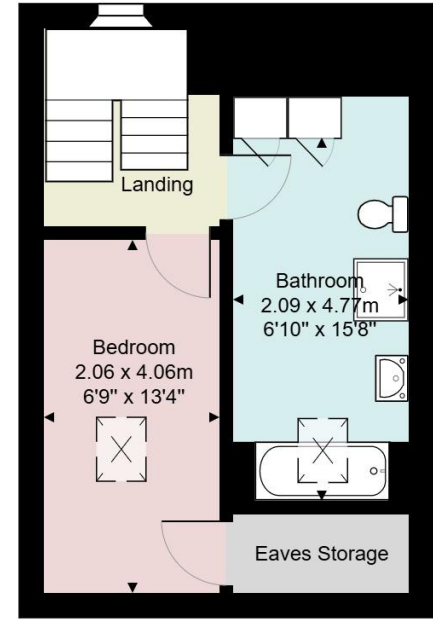
Ground Floor



Lower Ground Floor



1st Floor



2nd 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	55 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: C

EPC Grading: D

#### KENDAL OFFICE

100 Highgate, Kendal, Cumbria LA9 4HE

Telephone. 01539 725 582

Fax. 01539 723 425

Email. [kendalproperty@milnmoser.co.uk](mailto:kendalproperty@milnmoser.co.uk)

Email. [lettings@milnmoser.co.uk](mailto:lettings@milnmoser.co.uk)

#### MILNTHORPE OFFICE

Westmorland House, The Square,

Milnthorpe, Cumbria LA7 7QJ

Telephone. 015395 64600

Fax. 015395 63976

Email. [milnthorpeproperty@milnmoser.co.uk](mailto:milnthorpeproperty@milnmoser.co.uk)



These particulars are set out as a general outline in accordance with the Consumer Protection from Unfair Trading Regulations 2008 only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in the employment of Milne Moser has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. Intending purchasers and lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property. The information provided by the vendor in these particulars is based on the opinion of the vendor only and any intending purchaser, lessee or third party should not rely upon this information as a statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of the information provided.