



5 LOW GARTH, KENDAL, CUMBRIA, LA9 5NZ
£300,000

MILNE MOSER
SALES + LETTINGS

- Popular Location on North Side of Kendal
- Gas Central Heating
- UPVC Double Glazing
- Off Road Parking and Garage
- Ideal for Families and First Time Buyers
- No Onward Chain.



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GARAGE &
PARKING

OVERVIEW

Presented to a high standard throughout with contemporary decor and floor coverings, this three bedroom semi-detached house really has a lot to offer.

The layout is perfect for modern family living and socialising - there is a lounge, perfect for TV watching and quiet time, a family room with dining space runs the width of the house and the high spec kitchen is within an extension at the rear. Two of the three bedrooms are doubles and there is a generous attached garage - a real bonus in this location. The current owners have landscaped the garden with low maintenance in mind but there is ample space to play and dine outside with two deck spaces and artificial grass.

ACCOMMODATION

The approach to the property sets the tone for the modern interior - the low maintenance garden and driveway are well kept and there is a smart front door with contemporary long bar handle. Entering into the hallway, there is engineered wood flooring and an understairs cupboard perfect for storing coats and shoes. The staircase is a real feature of the hallway with life affirming messages to each step and feature wallpaper. Oak doors lead to the two reception spaces. Moving into the lounge on the left, the large window floods the room with light and there is feature papered wall. The main social space is at the rear of the house, an impressive room with French doors to the





rear garden, engineered wood flooring and a stylish wall mounted gas fire. Easily accommodating both lounge and dining furniture, the room is well decorated and there is an open arch to the kitchen. A real statement room, fitted with bold turquoise high gloss units, quartz worktops and upstands and an inset sink with flexi tap. The electric hob has a glass cooker hood above and there is an integrated microwave, electric oven and dishwasher. Doors connect to the rear garden and garage, there is under floor heating and quartz floor tiles complete the look.

Once on the first floor, the contemporary decor continues and there is a built in cupboard housing the Vaillant boiler and access via a ladder to the part boarded loft. Oak doors lead to three bedrooms and bathroom. The largest of the three bedrooms is at the rear with a pleasant outlook over garden towards distant hills plus a glamorous glitter feature wall. The second bedroom, also good sized double faces the front and there is a third single bedroom. The fully tiled bathroom has a contemporary three piece suite, the basin is set to a stylish wood vanity unit and the bath has a fixed head and riser spray shower plus a glass screen.

Outside, the property continues to impress. Well maintained garden spaces at the front and rear have been laid with artificial grass for ease. The driveway at the front has space for at least two cars and access to the garage. The rear garden is enclosed by fencing with two decked areas perfect for furniture and pots. There is an external socket and tap. The garage extends to over 22ft, narrowing at one end but allowing space for a vehicle plus storage. There are base and wall units plus plumbing for a washing machine, power and light connected and an up and over door.



DIMENSIONS

Hall 8' 4" x 7' 10" (2.53m x 2.39m)
Lounge 11' 6" x 10' 1" (3.50m x 3.07m) max
Family Room 20' 4" x 11' 5" (6.20m x 3.49m) max
Kitchen 12' 7" x 10' 2" (3.85m x 3.11m)
Bedroom 11' 8" x 11' 3" (3.56m x 3.44m) max
Bedroom 11' 8" x 10' 3" (3.56m x 3.12m)
Bedroom 8' 3" x 8' 1" (2.52m x 2.46m)
Bathroom 8' 3" x 7' 3" (2.52m x 2.20m) max
Garage 10' 5"/6' 1" x 22' 1" (3.18m/1.86m x 6.72m)

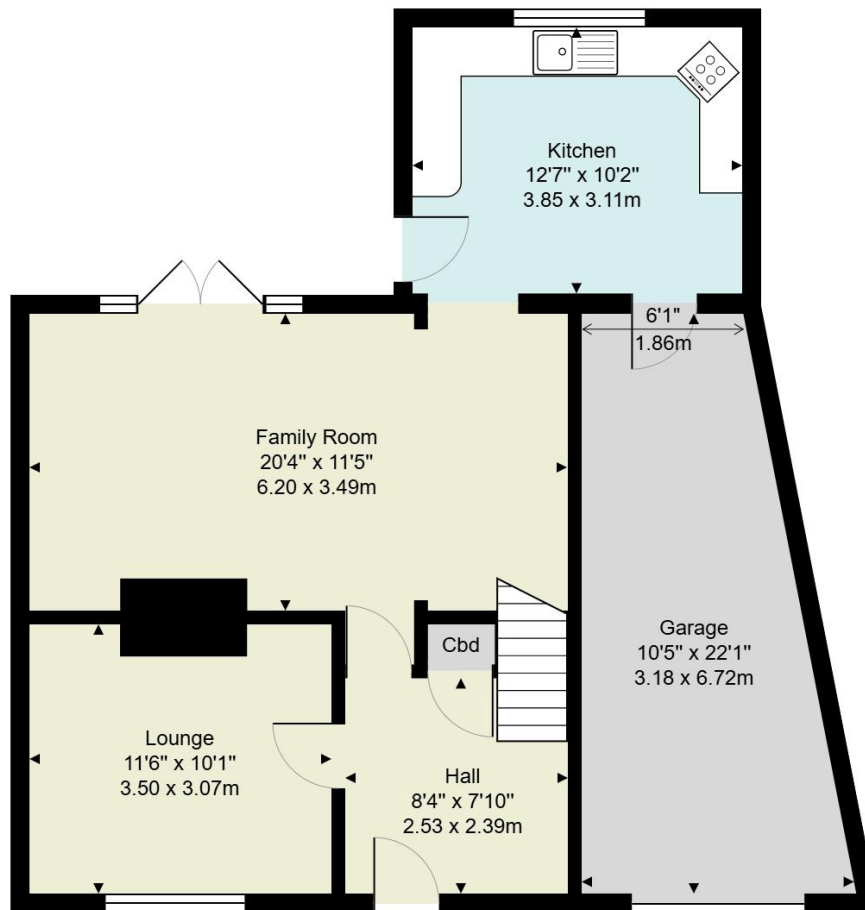
DIRECTIONS

Leaving Kendal on Windermere Road, turn right onto Garth Brow and follow down the hill, turning right onto Hallgarth Circle. Continue past the green and then turn right onto Low Garth. The property is on the left hand side.
what3words.com/wolves.rock.stardom

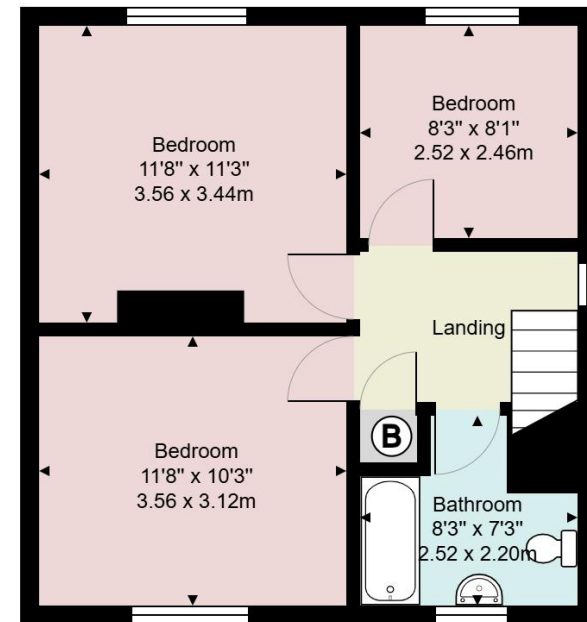








Ground Floor



1st Floor

Approx. Total Area: 1234 ft² ... 114.6 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		72 C
55-68	D	64 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 Stephanie Hardy

ESSENTIAL INFORMATION

Services: Mains Water, Gas, Electric and Drainage

Tenure: Freehold

Council Tax Band: C

EPC Grading: D

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