



27 COLLIN ROAD, KENDAL, CUMBRIA, LA9 5LH
£330,000

MILNE MOSER
SALES + LETTINGS

- Popular location with good access in and out of town and bus route close by.
- Some modernisation required
- Excellent scope to extend - subject to consents
- Gas central heating
- Double glazed windows - some UPVC



3



2



1



GARAGE &
PARKING

OVERVIEW

Perfect for a growing family or first time buyers, this semi-detached home has a great layout and scope to make your own. The accommodation is already generous with three double bedrooms and a separate lounge and dining room. The shower room and ground floor cloakroom both have a modern suite and a sun room has been added at the rear. The level rear garden is ideal for children and adults alike with the good sized deck being the perfect spot for a barbecue plus there is a garage and driveway parking.

ACCOMMODATION

Approaching over the front garden, a part glazed door welcomes you into the hallway. A good sized hallway with two built-in storage cupboards and practical laminate style flooring. The modern cloakroom is to one side, fitted with a stylish two piece suite. Moving to the left, you enter the kitchen diner. Overlooking Collin Road at the front, the kitchen has painted wooden units, white worktops and ceramic sink. There is a gas hob with electric oven beneath, plumbing for a dishwasher and space for an under counter fridge. Dimensions of the room allow space for a breakfast table and the Vaillant boiler is concealed within a wall cupboard.





The dining room and lounge are semi open plan at the rear of the house. Being an L-shape, the space easily divides with the lounge having access to the sun room. A useful space, the sun room could be upgraded to create a playroom or study - there is access to the garden and garage.

Once on the first floor, the good sized accommodation continues. There is a handy cupboard for linen and towels. All three bedrooms are doubles with two overlooking gardens at the rear and one at the front. The shower room has been updated in recent times with a large walk in shower, a concealed cistern WC and basin with cupboards beneath. There is stylish marble effect aqua board panelling to the walls and contemporary black fittings and an illuminated mirror.

Outside, the property has an enclosed rear garden with a level lawn and modern composite decking. At the front is a gravelled space and tandem driveway leading to the garage. The attached garage has an up and over door, power, light and tap plus plumbing for a washing machine.



DIMENSIONS

Kitchen Diner 10' 9" x 9' 9" (3.27m x 2.98m)

Dining Room 9' 4" x 9' 2" (2.85m x 2.80m)

Lounge 10' 10" x 15' 4" (3.30m x 4.68m)

Sun Room 12' 9" x 6' 11" (3.88m x 2.12m)

Bedroom 12' 6" x 9' 2" (3.81m x 2.80m)

Bedroom 7' 11" x 12' 11" (2.41m x 3.95m)

Bedroom 10' 10" x 9' 10" (3.30m x 3.01m)

Shower Room 9' 5" x 4' 8" (2.87m x 1.42m)

Garage 8' 4" x 15' 7" (2.53m x 4.76m)

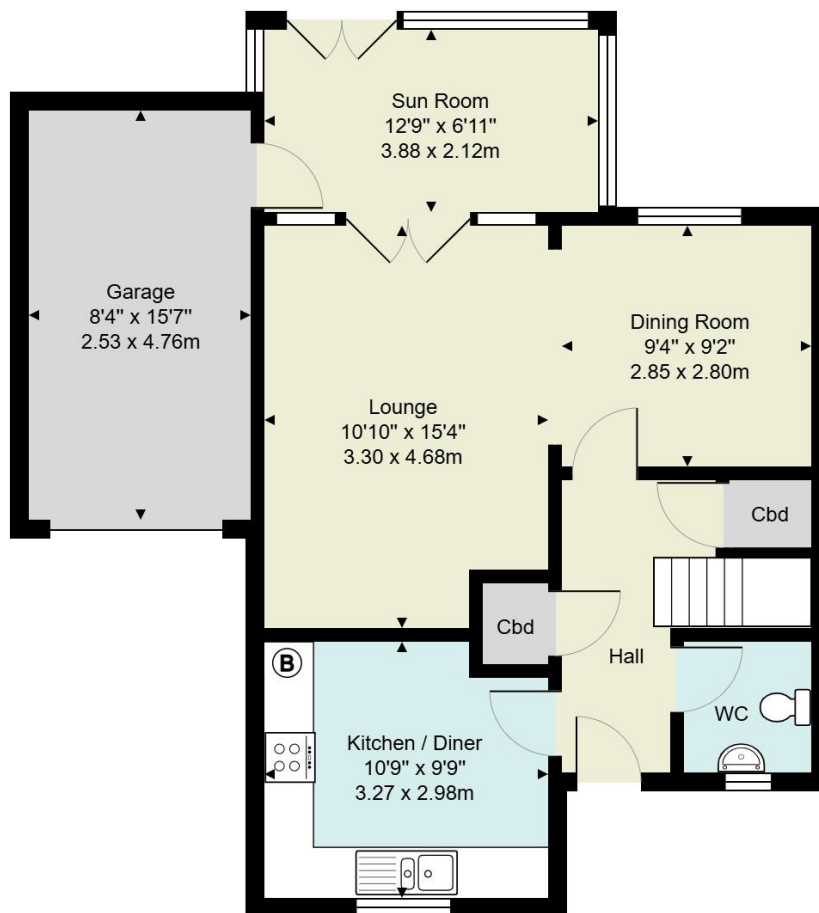
DIRECTIONS

Leaving Kendal on the A6, Milnthorpe Road, take the second right hand turning after Romneys onto Collin Road. Continue up Collin Road and as the road bends to the right, the property is on the left hand side prior to Sedgwick Court.
[what3wrods///takes.choice.simple](#)

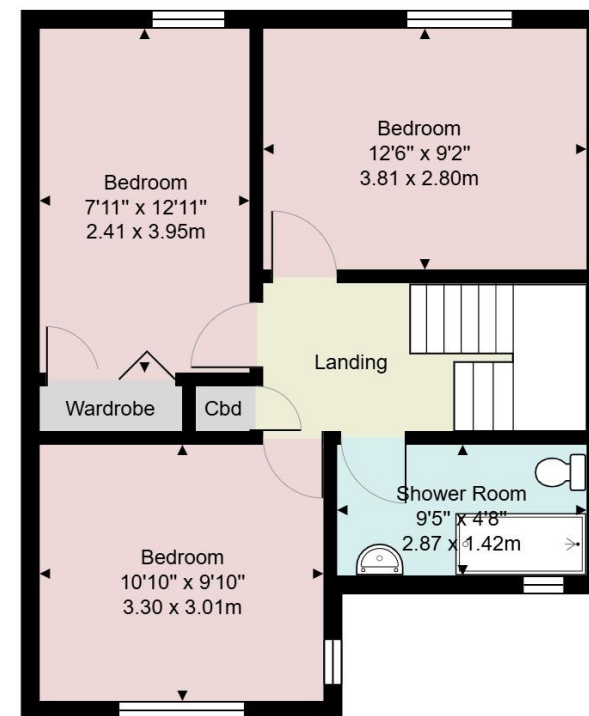








Ground Floor



1st Floor

Approx. Total Area: 1210 ft² ... 112.4 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		79 C
55-68	D	67 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 Hardie

ESSENTIAL INFORMATION

Services: Mains Water, Gas, Electric and Drainage. Gas

Central Heating and Double Glazing - some UPVC.

Tenure: Freehold

Council Tax Band: D

EPC Grading: D

KENDAL OFFICE

100 Highgate, Kendal, Cumbria LA9 4HE

Telephone. 01539 725 582

Fax. 01539 723 425

Email. kendalproperty@milnmoser.co.uk

Email. 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



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.