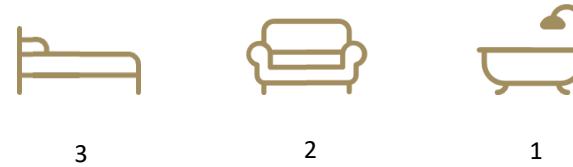




10 LOW GARTH, KENDAL, CUMBRIA, LA9 5NZ
£340,000

MILNE MOSER
SALES + LETTINGS

- Updated, Modernised and Improved Inside and Out
- Replacement Windows and Boiler
- Fantastic Views over Green Space towards Golf Course
- Garden Studio
- High Quality Fittings and Floor Coverings
- Chrome Style Switches and Sockets
- Landscaped Garden
- Additional Shower and WC on Ground Floor



OVERVIEW

Comprehensively updated throughout, this three bedroom semi-detached home is ready to walk into and perfect for a growing family. On trend stylish decor is complemented by an eye for detail and individuality with the natural earth toned colour palette working well with the carefully considered modern fittings. The kitchen, living room and conservatory have been opened up into one fantastic family room whilst the cosy sitting room is perfect for movie nights and quiet time. The former outbuildings have been transformed into a utility room, WC and shower and on the first floor are three bedrooms and a bathroom. The current owners have also landscaped the garden and added a lovely covered seating area, extending the social space outside. A fantastic home just waiting to be viewed.

ACCOMMODATION

Steps and a path cross the well planted front garden up to the smart front door - there is a secondary access at the side leading to the utility room and passageway, perfect for muddy furry friends. Once in the hallway, there is plenty of space to keep coats and shoes tidied away and LVT flooring runs seamlessly through leading the eye into the living space at the rear of the house.

The sitting room is to the left and has a feature wood clad chimney breast and the dark blue decor gives the room a grown up feel. Moving into the living space at the rear, the





LVT flooring gives the room an open plan feel, unifying the spaces. The kitchen area has white handleless units with slim profile worktops, a gas hob and undercounter electric oven. An island provides more worktop space and storage and there is an integrated dishwasher. Positioned with a view over the garden, the dining space is a lovely place to enjoy social meals - Velux rooflights and glazing to two sides ensure the room stays light and bright and double doors lead outside.

To the side of dining area, a passageway leads to the utility room, shower and WC. The utility room has plumbing for a washing machine and the WC is fitted with a high quality suite and bold decor.

The high standard continues on the first floor and the Glow Worm boiler is concealed within a cupboard. The largest of the bedrooms is at rear of the house - a good sized double with a panelling effect wall and a wonderful view at the rear over open green space, rooftops and Kendal Golf Course - the adjoining third bedroom also has the same view. The second bedroom is at the front with a pleasant view along Low Garth towards distant fells and LVT flooring. The bathroom is a haven for calm, fully tiled and fitted with a white three piece suite with modern black trim and fittings. The bath has a shower above with rainfall and hand held heads plus there is under floor heating and contemporary heated towel rail.



Outside, the owners have continued the updates, creating a lovely garden space designed to be enjoyed year round. A covered seating area by the house is perfect for dining whatever the weather and there is a patio for sunnier days. Gravel paths gently slope up through raised borders and past a wildlife pond up to a composite deck with views over the green space at the rear. An insulated garden studio has been added with power and light connected. The front garden is also gravelled interspersed with flower borders.

DIMENSIONS

Sitting Room 11' 6" x 10' 2" (3.50m x 3.10m)

Living Room 15' 0" x 11' 2" (4.56m x 3.41m)

Kitchen 5' 0" x 11' 5" (1.53m x 3.48m)

Dining Room 11' 10" x 5' 9" (3.60m x 1.74m)

Utility Room 9' 11" x 4' 9" (3.03m x 1.46m)

Bedroom 11' 6" x 11' 3" (3.51m x 3.44m)

Bedroom 11' 7" x 10' 1" (3.54m x 3.07m)

Bedroom 8' 5" x 8' 2" (2.57m x 2.48m)

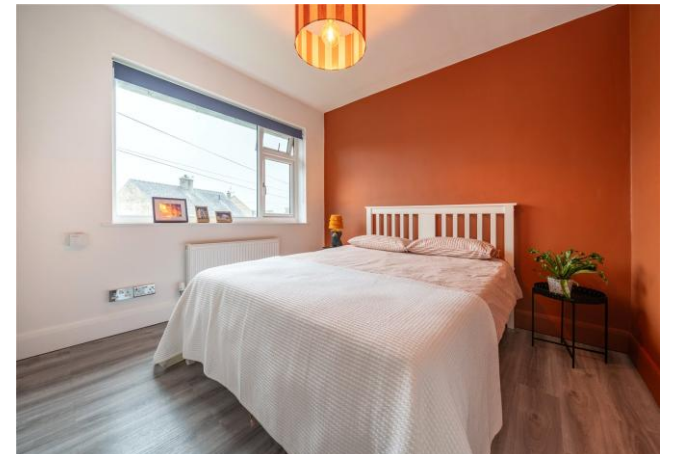
Bathroom 8' 4" x 7' 2" (2.55m x 2.8m)

Garden Studio 18' 6" x 7' 7" (5.64m x 2.31m)

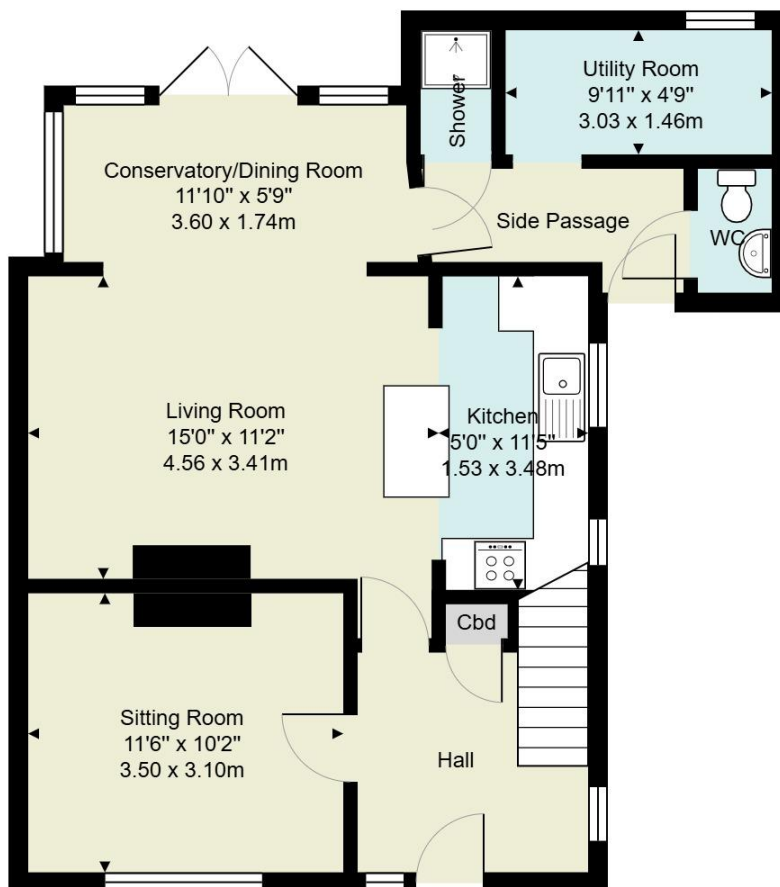
DIRECTIONS

Leaving Kendal on Windermere Road, proceed up the hill, turning right onto Garth Brow. Follow down the hill, turning right onto Hallgarth Circle and then right again onto Low Garth. The property is on the right hand side.

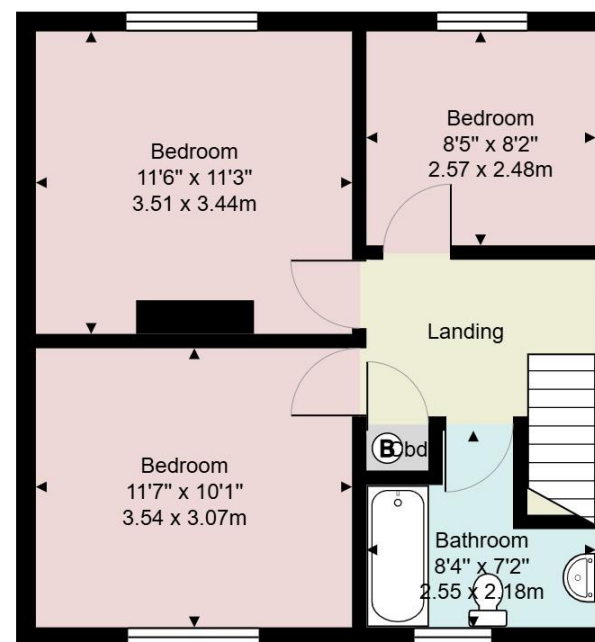
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Ground Floor



1st Floor

Approx. Total Area: 1086 ft² ... 100.9 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		81 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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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

Tenure: Freehold

Council Tax Band: C

EPC Grading: D. Please note since the EPC was commissioned, the boiler and windows have been updated/replaced.

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