

# HUNTERS®

HERE TO GET *you* THERE



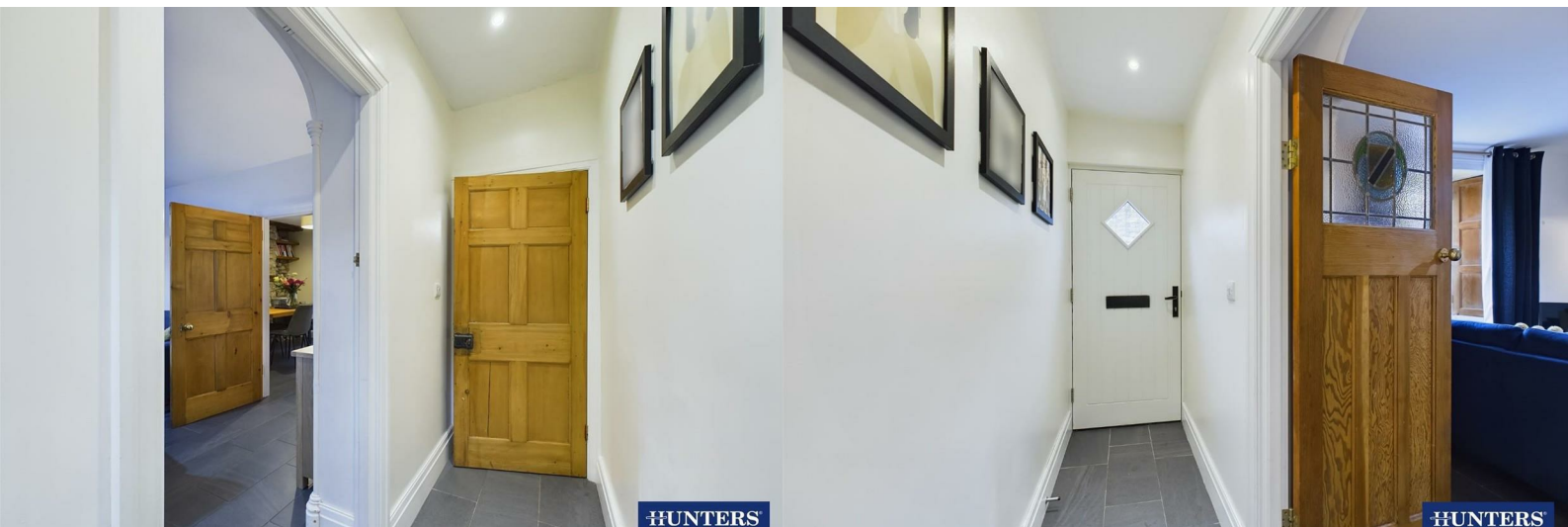
## Ann Street

Kendal, LA9 6AA

Guide Price £220,000



Council Tax: B





# 37 Ann Street

Kendal, LA9 6AA

Guide Price £220,000



## Entrance Hall

You enter into a welcoming hallway with a tile floor that extends throughout all the ground floor accommodation and that is underfloor heated, using an economical wet system powered by the gas-fired boiler. and an understairs storage cupboard. You will notice the stripped pine doors leading to the understairs store room and into the living room.

## Understairs Storage

More of a room than a cupboard, this deep cupboard extends 3.27 meters back under the stairs offering cavernous storage options. Here you will find shelving and the controls for the underfloor heating system.

## Living Room

There are a couple of traditional features in here, with a wood burner recessed into the hearth and with a wooden mantle over, whilst to the front elevation there is a window seat, and period wood window shutters. There is plenty of room for two sofas and lounge furniture and the attractive tile floor flows through the room and onwards to the dining room.

## Dining Room

Packed with features, you will find an exposed brick elevation that houses a second wood burner and shelving to the recess, and you have access to the stairs rising to the first floor with a stylish oak balustrade and glass panel. To the rear of the room are French Doors leading out to the Courtyard, and an opening leading through to the kitchen.

## Kitchen

Fitted with a range of white painted shaker style

cabinets at wall and base level and with contrasting worksurfaces over. It is packed with appliances including an electric oven and grill, an induction hob with overhead extractor, a fridge and freezer, washing machine, and a stainless steel one-and-half bowl sink and drainer. The splashbacks are covered with attractive metro tile and natural light floods in from the window to the side elevation and from the light tube in the ceiling. With plenty of storage and even a recess to store away the ironing board, this is a well planned and executed kitchen design.

## First Floor Landing

Accessed from the stairs rising from the dining room and providing access to all the first floor accommodation via stripped pine doors.

## Bedroom One

This is the largest bedroom, with a window seat looking out from the front of the property and with useful built in storage cupboards.

## Bedroom Two

A second double bedroom looking out to the rear and again with a feature window seat.

## Bedroom Three

A single room looking out to the front.

## Bathroom

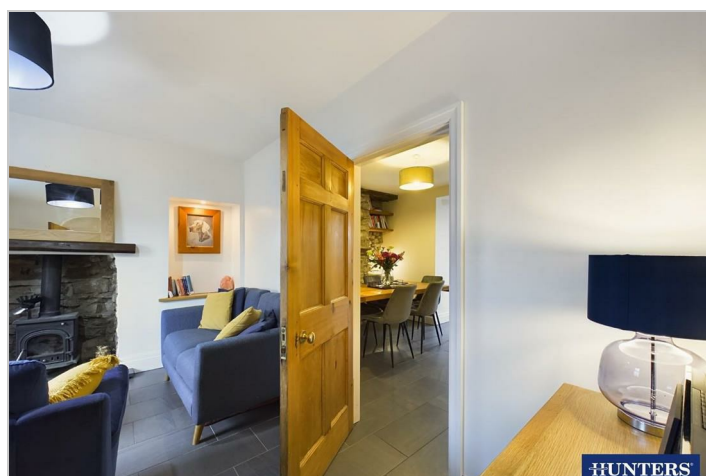
The bathroom is small but well fitted out, managing to accommodate a panel bath, separate walk-in-shower cubicle, WC, and pedestal wash-hand-basin. The elevations are part tiled and there is a chrome towel rail.

## Courtyard

Accessed via the French Doors from the dining room, this is a pleasant space to sit out of an evening, and with the dining room doors wide open it provides an extension of the social space for entertaining friends and family. There is a covered area for a wood store and a brick built storage shed with light and power, ideal for storing away bikes and prams. A pedestrian gate then leads to a rear ally.

## Parking

Two parking permits can be obtained, one for the resident and one for visitors.



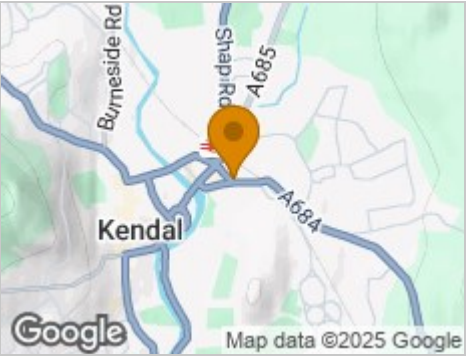
Road Map



Hybrid Map



Terrain Map



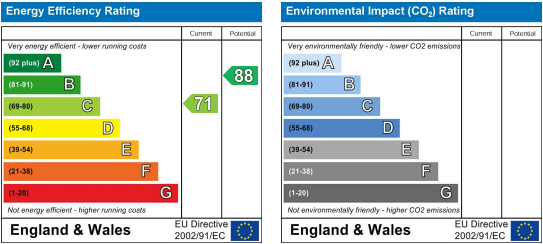
Floor Plan



Viewing

Please contact our Hunters Kendal Office on 01539 816399 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.