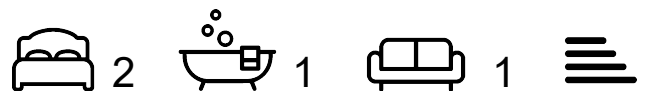




Vicarage Drive

Kendal, LA9 5BS

£240,000



- Two Bed Semi Detached Bungalow
- Detached Garage and Driveway
- Kitchen
- Gas Central Heating and Double Glazing
- Popular Residential Estate
- Elevated Position with a Large Tiered Rear Garden
- Living Room
- Both Bedrooms are Doubles
- No Chain
- Council Tax Band C

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A two bedroom semi detached bungalow located in the ever-popular Vicarage Drive area of Kendal, Vicarage Drive enjoys a highly convenient residential setting, ideal for families, professionals and those seeking easy access to the town's excellent amenities. The bungalow has been rented out for a few years and is now offered with the benefit of no chain. Although ready for some general updating, the accommodation is in good order and comprises of: entry, living room, inner hall, kitchen, bathroom, and two double bedrooms. There is a large detached garage, long driveway and gardens to the front and the rear. With gas central heating and double glazing.

The property lies just over a mile from Kendal's bustling market town centre, offering an excellent range of independent shops, supermarkets, cafés, restaurants and leisure facilities, alongside a vibrant cultural scene centred around the Brewery Arts Centre.

Everyday conveniences are close at hand, and regular bus services all within easy reach. Larger supermarkets, are all just a short drive away, making day-to-day living particularly convenient.

The area is well regarded for its excellent educational provision, with highly respected primary schools nearby, including Vicarage Primary School, while older pupils are served by Kirkbie Kendal School, Queen Katherine School and the well-regarded Kendal Independent School. Kendal College also offers a wide range of further education opportunities.

Commuters benefit from excellent transport links, with Oxenholme Lake District railway station approximately 2 miles away, providing direct services on the West Coast Main Line to London, Manchester, Glasgow and Edinburgh. The M6 motorway (Junction 36) is also easily accessible, making travel throughout the North West and beyond straightforward.

Entrance

Day-to-day you will end up using the side door into the kitchen as the usual entrance to the bungalow, but the formal entry is from the front of the house into a small reception that provides entry to the living room. It also has a useful storage cupboard.

Living Room

With a large window to the front elevation and having a feature electric fire and surrounding mantle. Plenty of space for a sofa, chairs and television table and perhaps a small dining table if required.

Inner Hallway

The inner hall links all the internal accommodation.

Kitchen

Fitted with a range of units at wall and base level, with contrasting worksurfaces over and being tiled to the splash areas. There is a free standing electric cooker, space and plumbing for a washing machine, space for a tall fridge freezer, and there is an inset one-and-a-half bowl stainless steel sink and drainer. There is also a small breakfast bar and an external door to the side which leads to the driveway.

Bedroom One

A large double bedroom with a window to the rear elevation.

Bedroom Two

A second double room with a window to the rear elevation.

Bathroom

The bathroom comprises of a corner shower cubicle with thermostatic valve control, a pedestal wash-hand basin and a low level WC. There is tiling to the splash areas and a radiator for drying towels.

Detached Garage

This is a great addition to the property, a larger than standard detached garage with a powered roller shutter vehicular door, internal window, light and power.

Driveway

Runs down the side of the house and with space for parking several vehicles.

Gardens

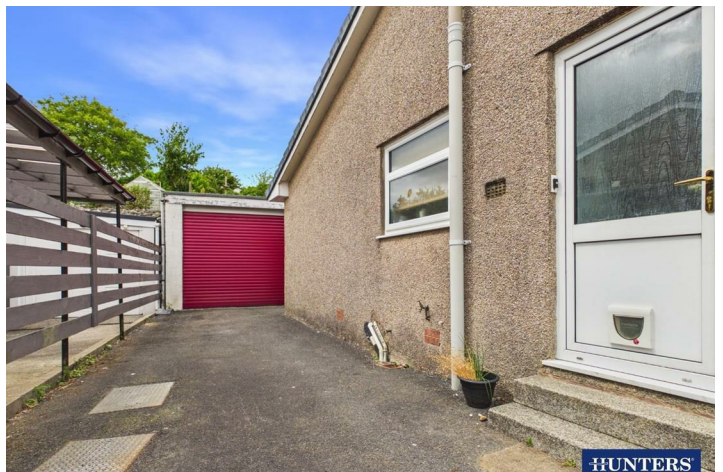
The rear garden tiers up from the back of the house rising to a deck at the top level that has wonderful long views over roof tops and the countryside beyond. There is a low maintenance garden space to the front of the bungalow, laid with gravel.

AML Disclosure

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £40 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

Floorplan







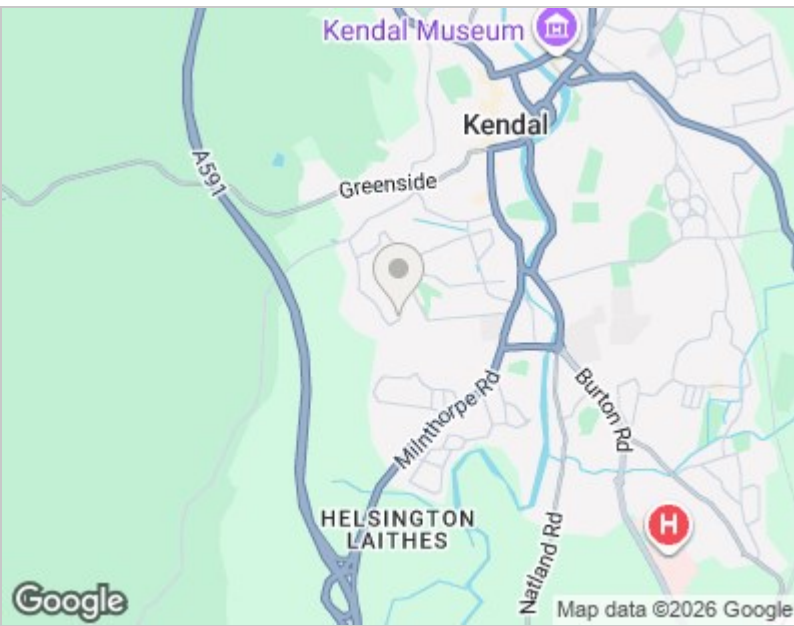
Energy Efficiency Graph



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.

Road Map



Hybrid Map





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.

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