

# HUNTERS®

HERE TO GET *you* THERE



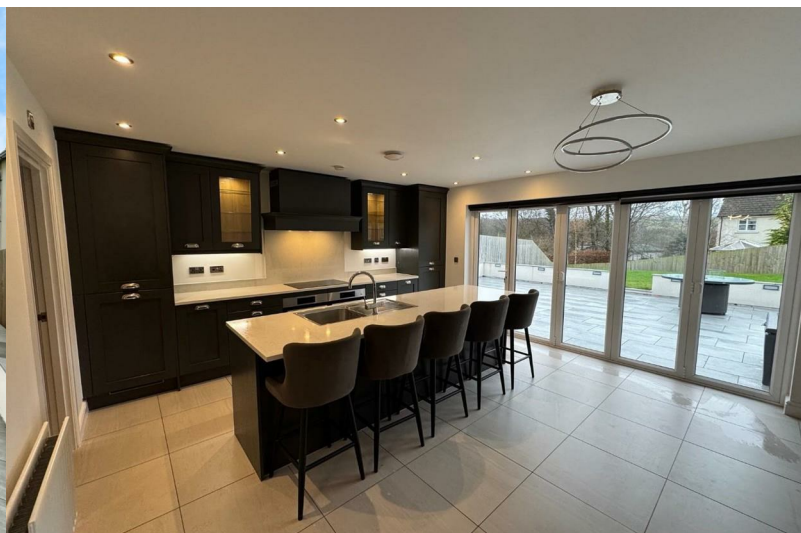
## Millstone Place

Endmoor, LA8 0BJ

Guide Price £595,000



Council Tax: F



# 19 Millstone Place

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## Entrance Hallway

20'10" x 6'11" (6.36 x 2.11m)

On entering the property you are met with a spacious hallway, providing access to all the ground floor accommodation and to the stairs leading to the first floor. There floor is tiled and this extends into the kitchen, utility and cloakroom. There is a useful double door cupboard and a pedestrian door leading to the integral garage.

## Living Room

16'1" x 12'1" (4.91 x 3.70m)

A room that is full of light from the French Doors and side panels that look out to the rear patio, and with a stylish electric fire sat under a recessed space for a large flat screen television. A wonderful place to relax with family and friends.

## Kitchen/Diner

16'7" x 15'3" (5.06 x 4.67m)

A stunning room with a range of fitted units at wall and base level and with stone worktops over, and a large central island unit containing an inset sink and drainer, and with 5-high backed chairs for casual dining. Integral appliances in the kitchen include two electric ovens, a ceramic hob with extractor fan over, a fridge, freezer, dishwasher, wine cooler and there is a boiling water tap for your convenience. With ample space for a dining table and chairs or perhaps soft seating should you wish to use the space more as a family rather than formal dining area. The bifold doors to the rear elevation open the width of the kitchen and allow you to step out onto the patio and bring the outdoors in. The bi-folds can be screened of an evening with fitted remote control blinds.

## Utility

7'0" x 6'2" (2.15 x 1.88m)

With a sink and drainer, a freestanding undercounter washing machine, and plenty of cabinets for storage. there is also an external side door leading outside.

## Office

10'7" x 9'4" (3.23 x 2.86m)

A home office which is partly furnished with shelving units and a desk. Overlooking the green to the front of the property.

## Cloakroom

9'3" x 3'4" (2.84 x 1.02m)

Comprising of a WC and wall hung wash-hand basin.

## Master Bedroom One

13'7" x 11'7" (4.16 x 3.55m)

Double bedroom with ensuite facilities.

## Ensuite One

10'0" x 4'3" (3.07 x 1.3m)

With a walk in shower cubicle, wash-hand basin in a vanity unit, and a WC. The room has a luxurious feel with all the elevations and floor being tiled, and with a heated towel rail.

## Master Bedroom Two

13'3" x 9'5" (4.06 x 2.89m)

A double bedroom with ensuite facilities.

## Ensuite Two

9'2" x 3'10" (2.81 x 1.17m)

As with ensuite one, the room has a walk in shower cubicle, wash-hand basin in a vanity unit, and a WC.

Tel: 01539 816399



The room has a luxurious feel with all the elevations and floor being tiled, and with a heated towel rail.

#### Bedroom Three

16'7" x 8'5" (5.06 x 2.58m)

A good sized double.

#### Bedroom Four

13'2" x 9'7" (4.03 x 2.94m)

A good sized double.

#### Bedroom Five

9'2" x 7'8" (2.80 x 2.36m)

A large single bedroom.

#### Family Bathroom

7'9" x 7'8" (2.38 x 2.35m)

A lovely bathroom with walk in shower cubicle, panel bath, wash-hand basin, and a WC. The floor is tiled as are all the elevations and there is a heated towel rail.

#### Integral Double Garage

17'3" x 16'0" (5.28 x 4.88m)

With light and power and containing the gas fired boiler.

#### Driveway

Capable of parking three cars side-by side.

#### Garden

To the rear of the property is large, secure garden with a large lawn and a beautiful patio, with ample space for dining and enjoying the outdoors. Part of the patio sits under an aluminium frame pergola and currently houses a large swim-tub. External power points and lighting.



Road Map



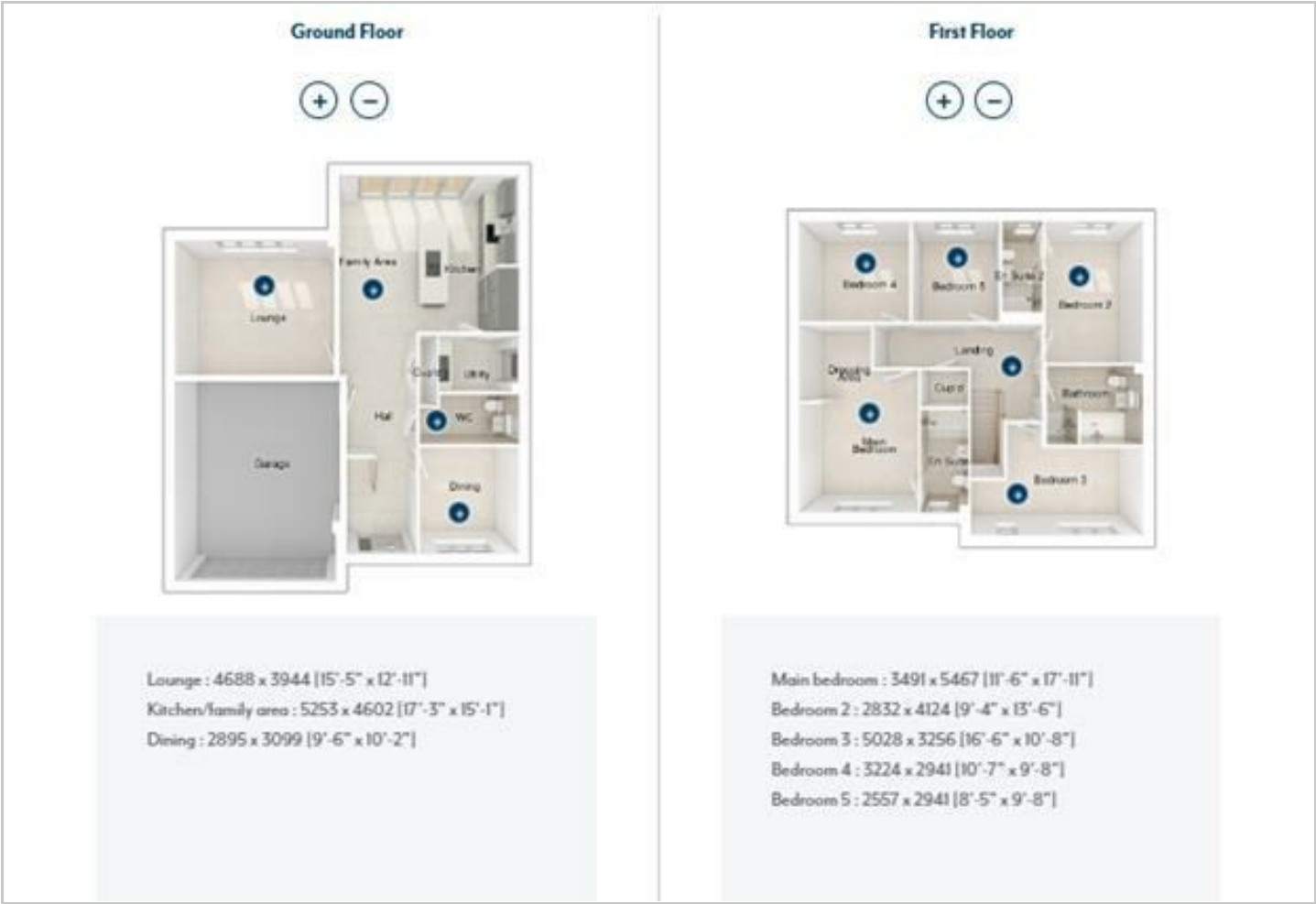
Hybrid Map



Terrain Map



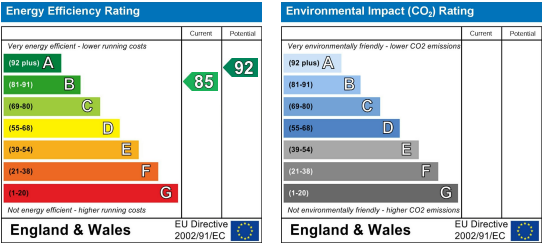
Floor Plan



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.