

# HUNTERS®

HERE TO GET *you* THERE



HUNTERS®  
HERE TO GET *you* THERE

## Sparrowmire Lane

Kendal, LA9 5PX

Offers Over £210,000



Council Tax: B



HUNTERS



HUNTERS

# 36 Sparrowmire Lane

Kendal, LA9 5PX

Offers Over £210,000



## Front Porch

The front porch keeps the weather off the front door and is a great place to kick off shoes and store umbrellas.

## Entrance Hall

Stepping into the hallway you are met with a stylish staircase that leads to the first floor, and you have access to the living room and the kitchen/diner. The floor covering is tiles and these extend throughout the ground floor accommodation creating a coordinated look.

## Living Room

With a window to the front elevation offering an elevated view over the garden and the street beyond. There is shelving to the alcove and the internal door to the room is a space saving slider.

## Kitchen/Diner

Fitted with a range of white cabinets at wall and base level and with contrasting worksurfaces running over. There is a four-ring gas hob with an extractor fan over, an electric oven, and an inset stainless steel sink and drainer. You will find space and plumbing for a washing machine and there is space for a dining table and chairs. A window to the rear elevation and an external door leads to the garden.

## Cloakroom

A useful ground floor cloakroom is to be found just off the kitchen and is comprised of a low level WC and wall mounted wash basin. The gas fired boiler is located in the space under the stairs.

## First Floor Landing

Providing access to the three bedrooms, bathroom and the WC.

## Bedroom One

The largest of the bedrooms is at the front of the house with a window looking over rooftops and onto the hills beyond. There is space for a double bed and some built - in shelving and hanging areas.

## Bedroom Two

The second double room has a window to the rear elevation overlooking the lovely garden.

## Bedroom Three

A single bedroom with space for a single bed and with a window to the front elevation.

## Bathroom

The bathroom sits separately from the WC and is beautifully tiled to all the elevations. There is a brass shower fitting above the panel bath and a wall mounted wash basin.

## Separate WC

Tiled to half elevations, a low level WC and a wall mounted wash basin.

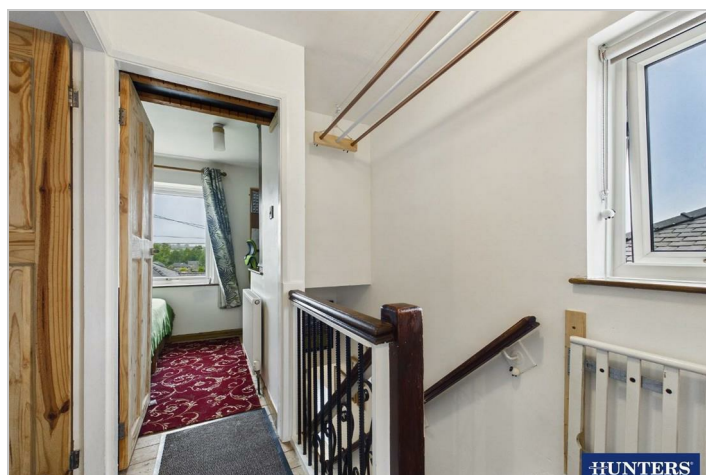
## Gardens

The house sits on an elevated plot with a densely planted front garden and central path and steps for access. The rear garden is long and planted with mature shrubs and trees, and has many little hidden qualities as you meander up to the top where you find a greenhouse, passing by seating areas and raised planting beds on the way. To the rear of the house is a patio and there is a useful space to the side of the property with a timber workbench.

Tel: 01539 816399

### AML Disclosure

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £30 (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.



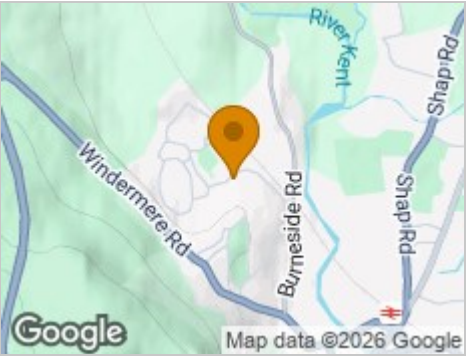
Road Map



Hybrid Map



Terrain Map



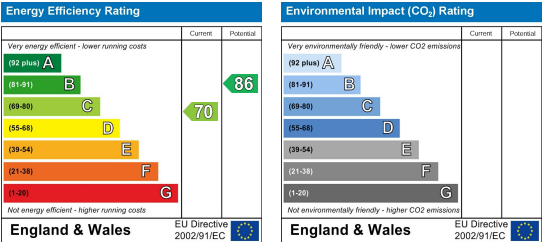
Floor Plan



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.