

HUNTERS[®]

HERE TO GET *you* THERE



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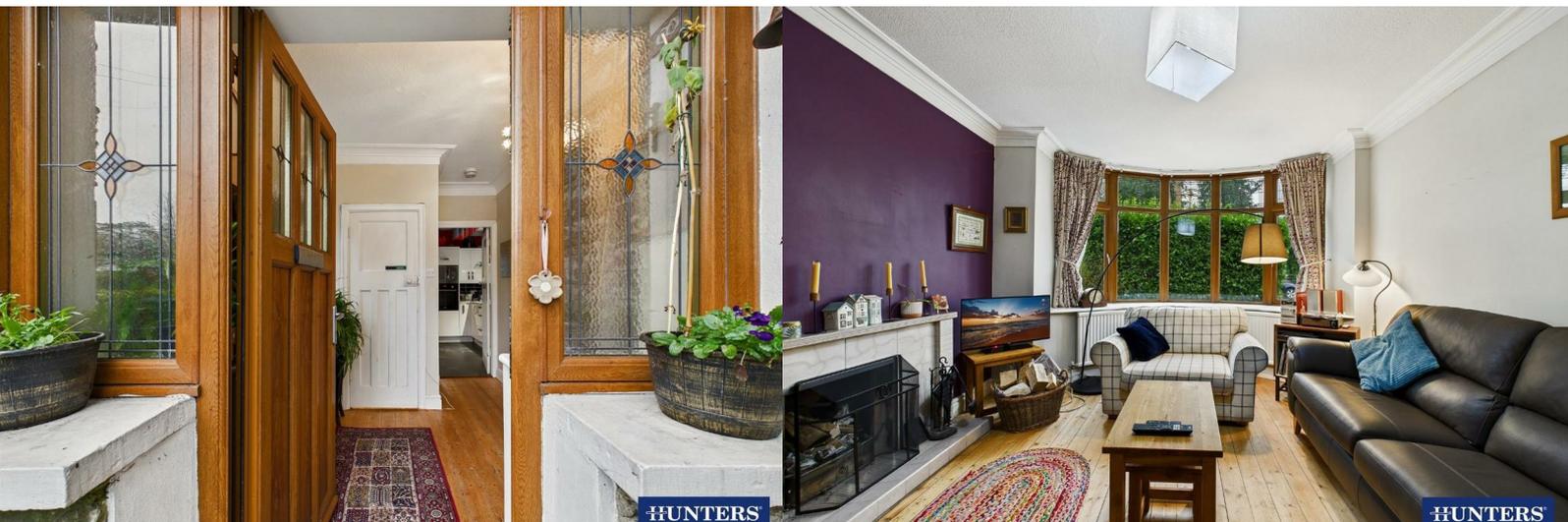
Milnthorpe Road

Kendal, LA9 5HE

Guide Price £385,000



Council Tax: D



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Entrance Hallway

As you enter the property, you're welcomed into the entrance hallway, where the original wooden flooring immediately adds character and warmth. To the left, there is ample space to incorporate storage for coats and shoes.

Reception Room

Accessed from the hallway, you enter the bay-fronted reception room, which features decorative glazing to the upper panes, including coloured glass and leaded detailing, allowing plenty of light to flow in from the front elevation. At the centre of the room is a charming fireplace with a display mantel and hearth, creating an attractive focal point.

Kitchen Diner

Accessed from the hallway, you will find the kitchen, which is fitted with a stylish range of wall, base, and drawer units, complemented by attractive worktops and tiling that bring both practicality and charm to the space. It features high-quality integrated appliances, including an oven, microwave, and a Smeg gas hob with an overhead extractor fan. A single drainer sink unit and dishwasher are also neatly integrated.

The kitchen offers excellent dining flexibility, with a fitted breakfast table as well as additional space to accommodate a four-seater dining table and chairs. A useful pantry provides extra storage, ideal for keeping food shopping and household items neatly organised.

WC

Accessed from the hallway, you will find the WC, fitted with a white toilet and hand wash basin.

Bedroom One

Accessed from the landing, you will find Bedroom One, the largest of the bedrooms. It features large bay wooden windows overlooking the front elevation, allowing plenty of natural light to flood the room. There is ample space for a double bed, wardrobes, and a chest of drawers for additional storage.

Bedroom Two

Accessed from the landing, you will find Bedroom Two, which features a picture window overlooking the rear elevation of the property, allowing natural light to fill the room. There is ample space for a double bed, a wardrobe, and a chest of drawers for storage.

Bedroom Three

Accessed from the landing, you will find Bedroom Three. This room features decorative glazing picture window to the upper panes, including coloured glass overlooking the front elevation of the property. As the smallest bedroom, it is suitably sized for a single bed, along with a wardrobe and small bedside drawers for storage.

Bedroom Four

Accessed from the landing, there are stairs that lead up to the attic room, which serves as Bedroom Four. The space benefits from two skylights that allow natural light to pour in, creating a bright and airy atmosphere. There is ample room for a double bed, along with additional storage space for clothing and other belongings.

Bathroom

Accessed from the landing you will find the bathroom featuring a stylish three-piece suite,

including a pedestal hand wash basin, a white bath tub with shower head over, there is currently room for shelf storage.

Gardens

To the rear of the property is a large, secure garden featuring a spacious lawn and a patio area with ample room for outdoor dining and relaxation. Part of the patio sits beneath a wooden-framed pergola, providing an attractive and sheltered spot to enjoy the outdoors. A large shed is also positioned beside the lawn, offering excellent additional storage.

Parking

There is driveway with this property that can fit two cars.

AML Disclosure

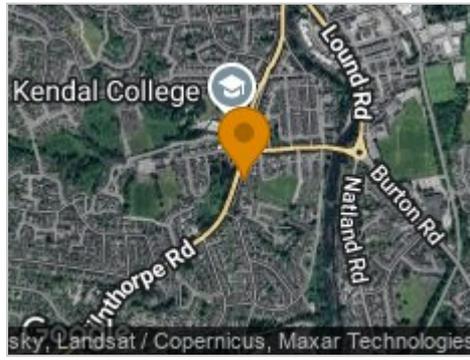
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £30 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.



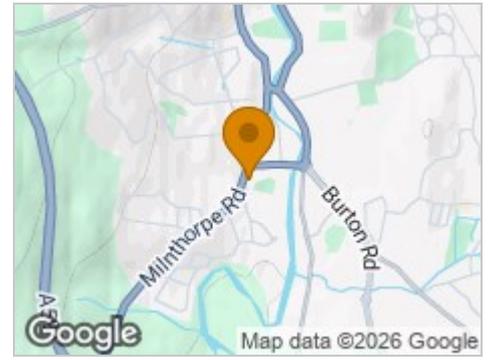
Road Map



Hybrid Map



Terrain Map



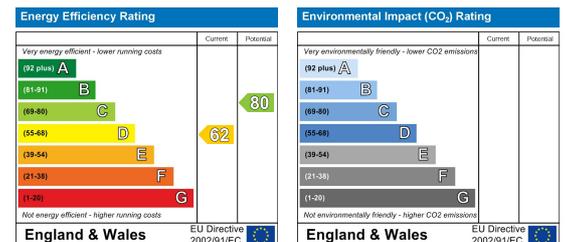
Floor Plan



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.