



Lingmoor Rise

Kendal, LA9 7NR

Offers Over £330,000

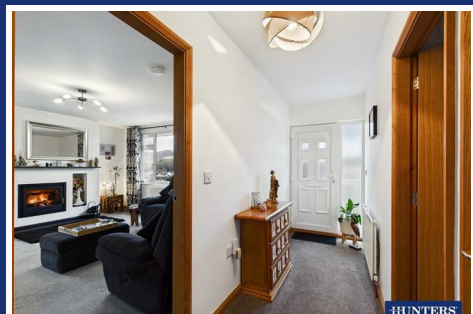


- Semi Detached Two Bed Bungalow
- Living Room with Wood Burner and Long Elevated Views
- Refitted Shower Room
- Private Garden to the Rear, Landscaped to the Front
- Integral Garage
- Immaculate Condition Throughout After Renovation
- Modern Fitted Kitchen/Diner
- Huge Storage Available in the Undercroft
- Gas Central Heating and Double Glazing
- Council Tax Band C

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This beautiful two-bed bungalow is located on the popular Heron Hill estate and is in fabulous condition, with the current owners undertaking a complete renovation over the last handful of years. With superb elevated views, the bungalow is full of natural light, quality fittings, boasts huge storage in the undercroft area, and subject to planning permission, could be updated to three bedrooms if so required. The accommodation comprises of; an entrance hall, living room with long views and full of natural light, a modern fitted kitchen/diner, two double bedrooms, and a refitted bathroom. To the rear you will find a small sunroom and below is the storage area in the undercroft, accessible internally from the hallway, and a garage. Outside to the rear is a split level garden whilst to the front is a gravel garden and driveways for two vehicles.

Since taking ownership in 2018, the current owners have installed a full new roof, had the property re-wired, replaced all the double glazing and sills, had the floor insulated, fitted a new kitchen and bathroom, new boiler, and installed a wonderful solid fuel burner in the living room. There is not a single part of the bungalow that has not been lovingly renewed and you can buy in confidence knowing you have a well sorted, sound property.

Heron Hill is a well-established and sought-after residential estate in the southern part of Kendal, known for its quiet, family-friendly feel. The area has a mix of property styles — from bungalows and semi-detached houses to flats — appealing to families, professionals, downsizers and first-time buyers alike. There is a local convenience store on nearby Hayfell Avenue, and bus routes run through the estate connecting you with Kendal town centre and the wider amenities. For those with children, the local Heron Hill Primary School is nearby and road connections to junction 36 for the M6 and routes into the National Park are nearby as is the main West Coast rail line at Oxenholme

Tel: 01539 816399

Entrance Hall

Stepping into the hallway you will appreciate the quality polish oak veneer doors and architraves that lead to each of the rooms, and with the internal doors open, it is a welcoming and light space. The hall provides access to the bedrooms, bathroom and living room, and there is a convenient door down to the undercroft storage and integral garage.

Living Room

One of the most striking things about the property is the abundance of natural light and the living room is no exception. A picture window to the front elevation presents an exceptional elevated view over rooftops and to the hills beyond, and a side window allows ever more sunlight to pour in. Leaving the views aside, the central feature of this room is the wonderful solid fuel burner that is built into the wall with a side inset for practical and decorative storage of firewood. This creates a cosy and warm space for relaxing whilst enjoying the long views, watching TV, and socialising.

Kitchen/Diner

Accessed from the living room, the room is divided into a dining and kitchen space separated with a peninsula unit, creating a wonderful area in which to cook, dine and socialise. The kitchen area is fitted with a range of cabinets in a light, gloss grey and is thoughtfully laid out and equipped. You will find a tall, pull out larder unit, whilst the corner units each have pull out carousels allowing for smart storage of pots, pans and crockery. The splashbacks have complementary tiling and there are windows to the side & rear elevations. Integral appliances include a four-ring gas hob with overhead chimney extractor, a gas oven and grill, a dishwasher, and a stainless steel one-and-a-half bowl sink and drainer. There is also under counter space for fridge.

To the dining side, you have ample space for a family sized dining table and chairs and there is a window and glazed panel door leading to the rear garden.

Bedroom One

Heading back through the living room and into the hallway, you can access bedroom one which is located to the front of the property and enjoys elevated views over rooftops and onto the hills. There is ample space for a double bed and side cabinets and the vendors will be leaving the freestanding wardrobes as part of the sale.

Bedroom Two

The second double room is the larger of the two and has views out to the rear garden and has useful built in storage.

Bathroom

A modern bathroom with a walk-in shower cubicle with thermostatic shower valve, with the wash-hand basin being set in a quality vanity unit, and the low level WC having a space saving concealed cistern. The splash areas are tiled and there is a tall anthracite radiator and tiled floor.

Sunroom

The small sunroom is a great addition, located to the rear of

the kitchen and accessible from the garden, a pleasant place to sit in and enjoy the garden at times when the rain pours and the wind howls.

Undercroft Storage Rooms

On the lower level of the bungalow is a large undercroft space that has been cleverly incorporated into the functionality of the home, by creating internal access from the entrance hall. Down a few wooden steps (with some restricted headroom) you access the area that in size, mirrors the footprint of the living space above. With light and power, the scale of the storage will satisfy those with the biggest needs. There is a section for storing firewood, a useful innovation meaning there is no need to step outside on a cold evening to get additional fuel for the living room burner. A sliding door leads to the garage.

Garage

Vehicular access is via an electric roller shutter door and in here you will find light, power and the gas fired boiler. There is a window to the side elevation, and two doors leading off the garage to smaller spaces providing yet more storage.

Gardens

The rear garden is split across two main levels and incorporates a sun terrace, a lawn, and a low maintenance landscaped area with specimen plants and trees. The perimeter to the garden is screened with a mixed hedge and there is access to the side of the property and out to the front drive. This is a lovely place to sit and enjoy the outdoors and it is thoughtfully landscaped for both human occupants and wildlife to enjoy: You will find various access points for the frequent hedgehog visitors to the garden, along with feeding stations and a shelter for them to enjoy. This adds a unique dimension to enjoying the outdoors and hopefully the new owners will derive as much pleasure from the garden as the current.

At the front of the house there is a low maintenance gravel garden with mature planting. There are handrails up to the bottom of the steps rising to the front door. Also, to the side there is open green space that is used by the occasional local resident exercising their dog, and this is another positive asset for the bungalow, providing further privacy and increasing the open aspect and views.

Driveways

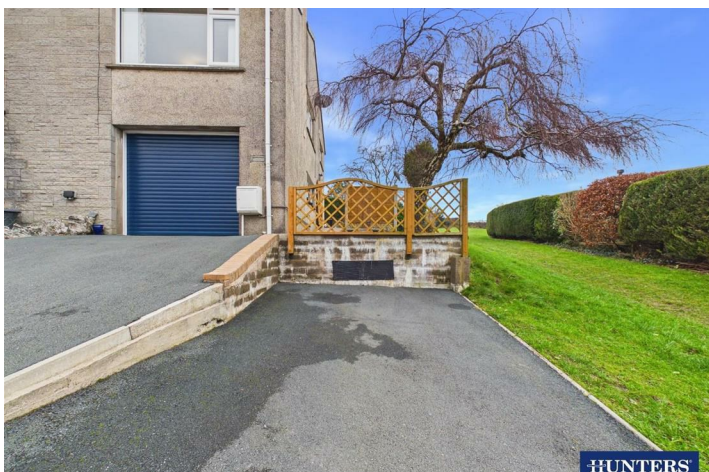
The property is well equipped for modern living and multi-car ownership, with two side-by-side driveways providing parking for two vehicles, and of course space for a third in the garage.

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.

Floorplan

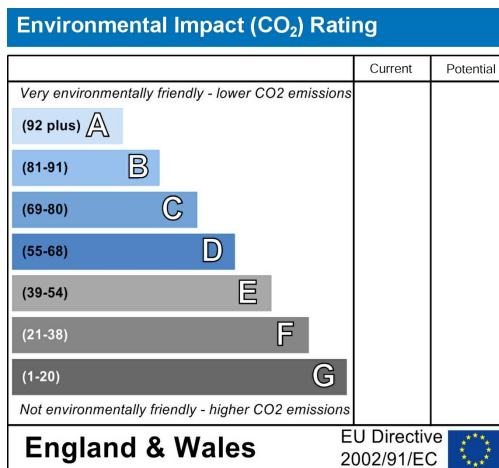
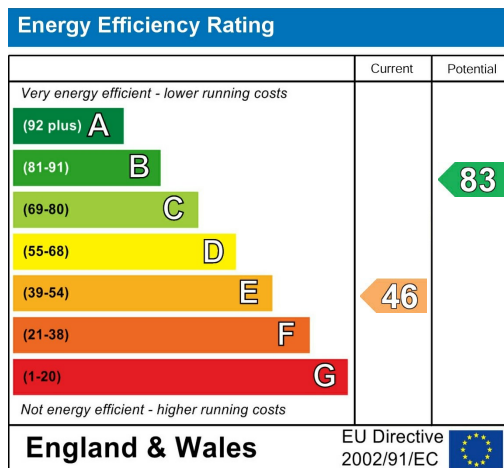






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Energy Efficiency Graph

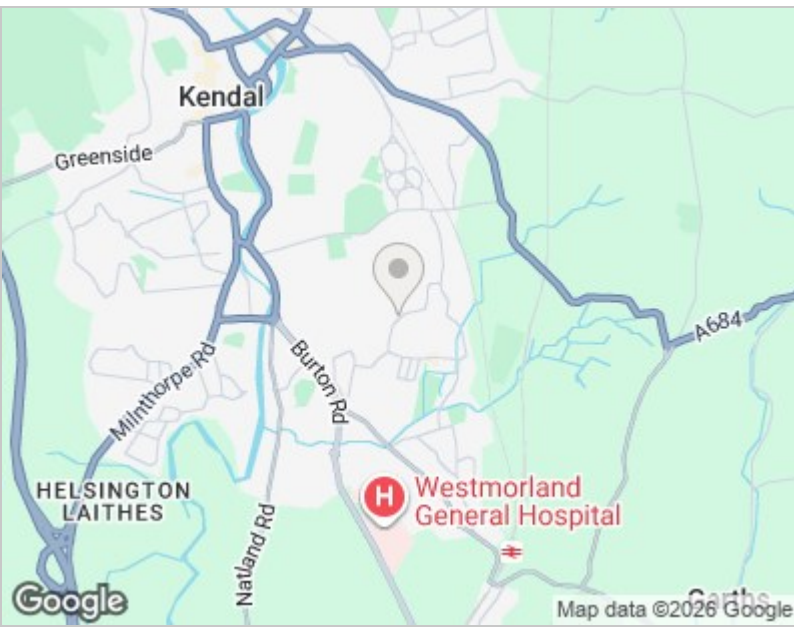


Viewing

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

Tel: 01539 816399

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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