



HUNTERS®

## Larch Grove

Kendal, LA9 6AX

£1,100 Per Calendar Month  
Deposit £1384

- Two Bed Detached Bungalow
- Open plan Living and Dining Area
- Both Bedrooms are Doubles
- Raised Balcony to the Rear
- Offered Unfurnished



- Well Presented Throughout
- Modern Fitted Kitchen
- Office
- Lovely Gardens and Views
- Council Tax Band D EPC TBC

# Larch Grove

Kendal, LA9 6AX

£1,100 Per Calendar Month



A two bedroom detached bungalow located on a quiet residential street on the fringes of the town centre, very well appointed and with lovely gardens and raised balcony.

The accommodation comprises of an entrance hall, an open plan living room and dining area, a fitted kitchen with many integral appliances, an office, two double bedrooms and a bathroom. To the rear is an elevated balcony offering long views, and then there are steps down to a tiered and well planted garden. To the front you will find a driveway and attached garage. The bungalow is double glazed and has gas central heating.

Larch Grove sits within the popular residential area is the east part of Kendal, with good elevation and pleasant outlook over the surrounding area. The town centre is only a short drive or bus ride away, offering a wide variety of shopping, cafés, restaurants and leisure facilities.

Public transport is well catered for: the local bus service (for example route 42) runs between Kendal Bus Station and the estate via stops on Larch Grove. For rail commuters, the nearby mainline station at Oxenholme offers excellent connectivity.

The property is to be offered unfurnished. Holding deposit £253, pets considered. EPC TBC

## Entrance Hall

Entry is from the side of the bungalow, with the entrance hall providing access to all the accommodation.

## Living Room

A light and spacious room with natural light coming in from the rear and side elevations, and with plenty of space for a sofa, chairs, television table and living room furniture.

## Dining Area

Located to the rear of the living room, and with space for a family sized dining table and chairs. There are French doors leading out to the rear balcony and the space is open plan to the kitchen.

## Balcony

A lovely place to sit and enjoy the outdoors and views over the garden. Steps lead down to the garden, and there are long views from the deck.

## Kitchen

A modern shaker style kitchen with grey cabinets and contrasting work surfaces. Integral appliances include an eye-level electric oven, microwave, a ceramic hob with overhead extractor, fridge, freezer, dishwasher, wine cooler, and inset one-and-a-half bowl sink and drainer. There is undercabinet lighting and a breakfast bar for casual dining.

## Office

A useful room located just off the living room.

## Bedroom One

Fitted with a wide range of cabinets including wardrobes, chest of draws, dressing table and bedside cabinets.

## Bedroom Two

A second double bedroom.

## Bathroom

Comprising of a bath with overhead shower attachment, wash-hand basin and WC. Tiled to the splash areas and with a chrome towel rail.

## Garage & Driveway

A private, block-paved driveway leads to an attached garage with a metal up-and-over door, power and light

## Gardens

To the front, the bungalow is set back behind a low maintenance gravel garden with a mature tree that provides screening and privacy. To the rear is a beautiful garden, with tiers, stocked with mature plants, trees, shrubs and a lawn.



Tel: 01539 816399



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## Energy Efficiency Graph

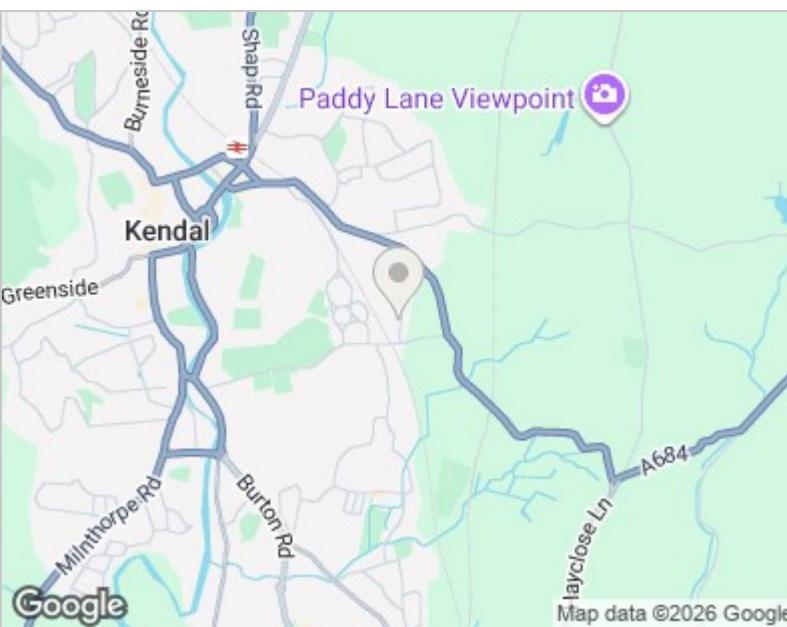
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
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(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
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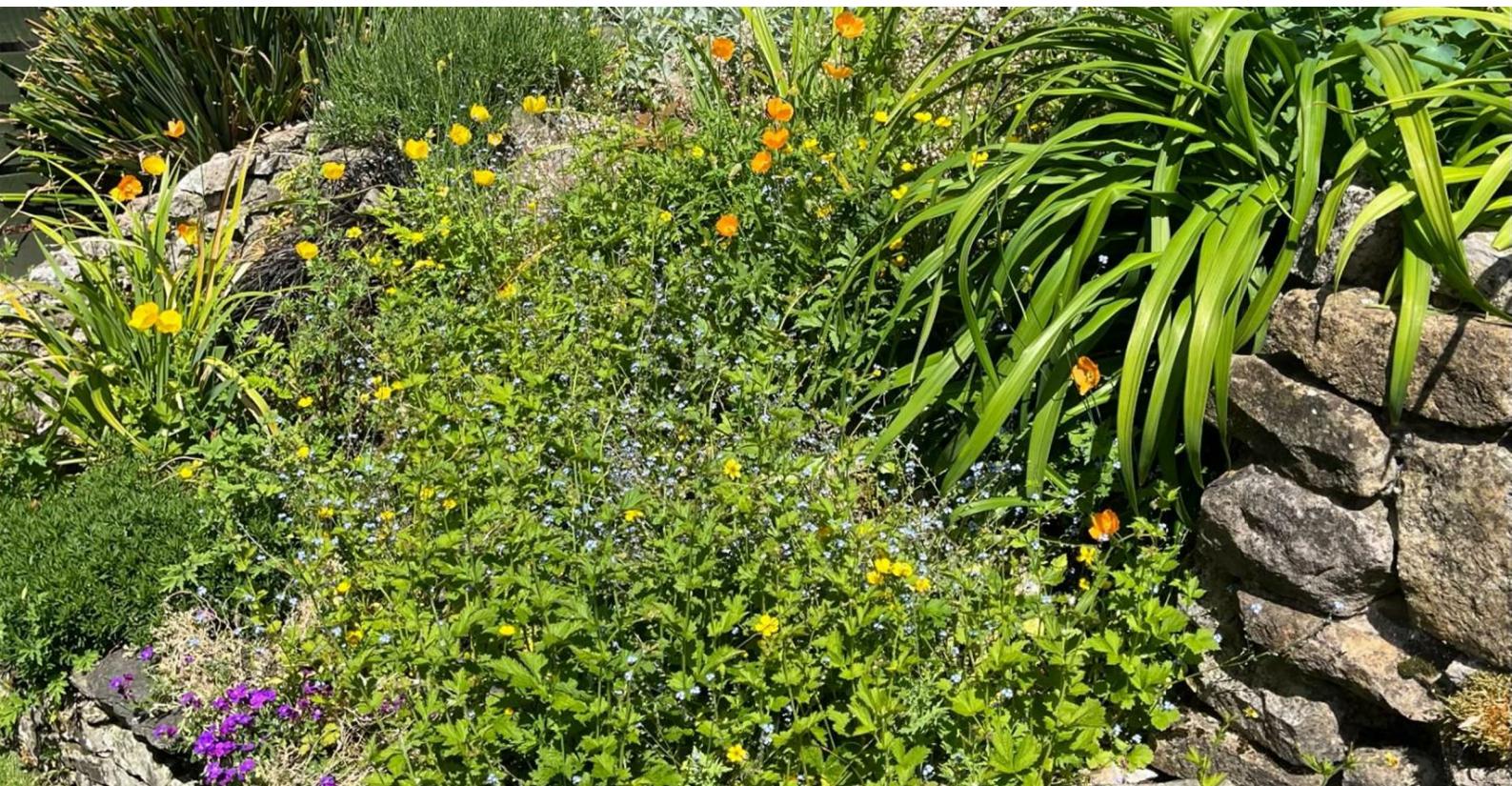
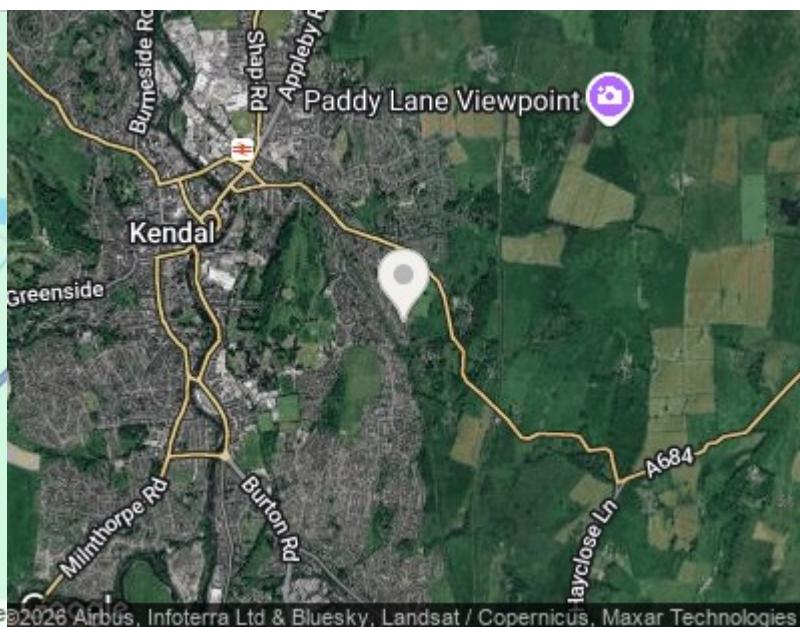
## Viewing

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



# HUNTERS®

HERE TO GET *you* THERE

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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