



Hunters Croft

Kendal, LA9 6SB

Guide Price £280,000



- Three bedroom semi detached stone fronted family home
- Living room with log burning stove and feature panelled walls
- First floor family three piece bathroom suite
- Two private parking spaces at the back of the property
- Ideal family home close to schools and supermarkets
- Extended Kitchen/diner modern and contemporary with appliances
- Entrance hallway / Ground floor WC
- Gardens to the rear side and separate land the back
- Modern interior throughout with three bedrooms
- Energy performance certificate C

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Hunters Croft is a semi-detached and extended home originally built in 2003 by renowned local builders Russell Armer and located within a hamlet situated off Shap Road to the north of Kendal. The owners have invested and improved the property over the years to create a modern home with many striking features that viewers will love. To the ground floor is a living room with a wood burner, a featured panelled wall and window seat, while the kitchen has been extended to add a dining room and separate utility which complement the modern fitted kitchen with stone work surfaces over. There is also a ground floor WC. Upstairs there are three bedrooms and a family bathroom and outside an enclosed garden with lawn and decking, two parking spaces to the rear and with the additional benefit of a slip of land that is big enough to build a garage (subject to planning permission).

The property is double-glazed through out and has gas central heating.

Suitable for families, couples, or those wanting modern yet spacious accommodation within a convenient location close to schools, supermarkets and within walking distance of the town centre and train station.

Entrance Hall

Walk through the garden gate and approach the front door with a porch above to shelter callers from the rain, and in you go to the entrance hallway that provides access to the ground floor accommodation.

Living Room

15'6" x 11'6" (4.73m x 3.51m)

The living room is spacious and packed with features such as the traditional wood burning stove, the recessed window seat to the front elevation and the hand-painted wall panelling on the feature wall. There is plenty of sunlight from the two front facing windows and lots of space of a sofas, easy chairs and TV stand.

Kitchen/Diner

22'10" x 15'6" (6.96m x 4.73m)

Fitted out with a stylish grey gloss kitchen and sumptuous contrasting white stone surfaces over, this is a superb space for socialising aided by the extended dining area. Integral appliances include a 4-ring gas hob, electric eye-level double ovens, dishwasher and inset one-and-a-half bowl stainless steel sink. There is space for a side by side fridge freezer and plenty of storage units at wall and base level.

Open plan to the extended dining area with space for family dining and a place to entertain. Separated from the kitchen by a wide peninsula unit, natural light floods the area with a sky light and window to the rear elevation.

Utility Room

8'11" x 3'6" (2.73m x 1.07m)

A space for a washing machine and to store away coats and household items.

Ground Floor WC

4'10" x 3'11" (1.49m x 1.21m)

Half tiled room with low level WC and wash-hand basin.

FIRST FLOOR

The stairs rise from the hallway to a landing providing access to all the first floor accommodation.

Bedroom One

11'8" x 8'9" (3.56m x 2.69m)

A double bedroom with two built-in wardrobe spaces and windows facing out to the front elevation

Bedroom Two

9'4" x 8'10" (2.86m x 2.70m)

A second double bedroom with views to the rear of the property

Bedroom Three

8'3" x 6'9" (2.53m x 2.06m)

A single bedroom, currently used as a dressing room and could be a nursery, child's room or perhaps home office.

Bathroom

6'6" x 6'0" (2.00m x 1.85m)

Fully tiled bathroom with a three-piece suite comprising of wash-hand basin, low level WC, and bath with a thermostatic shower over.

OUTSIDE

The property is sat on a corner location with gardens wrapping round the side of the house and to the front. The front garden has a lawn area and decking for sitting out in an evening and there is a timber shed for storing away the garden items.

Parking

There are two parking spaces to the back of the property.

Land

An additional benefit for the new owner is the slip of land on the opposite side of the street. Should it be required, there is space for the construction of a garage subject to the necessary planning permissions

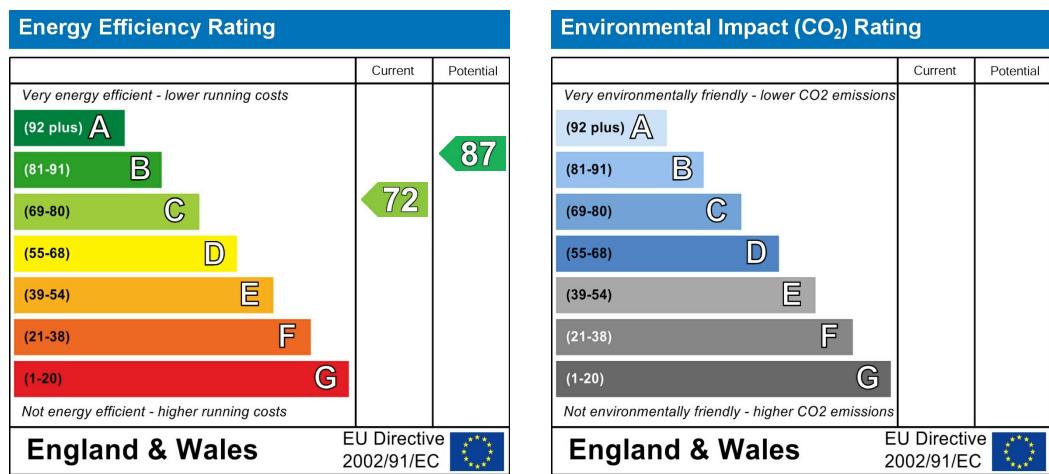
Floorplan







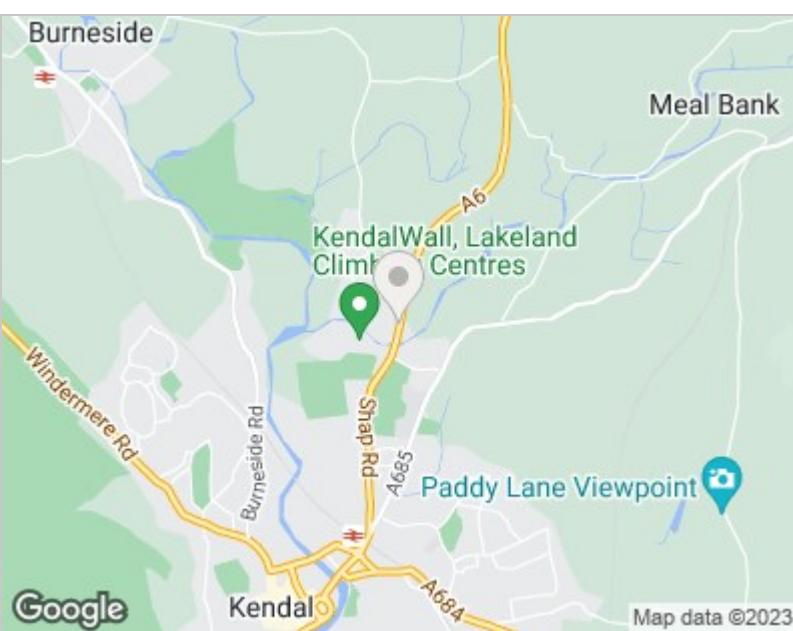
Energy Efficiency Graph



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.

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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