



75 CAPTAIN FRENCH LANE, KENDAL, LA9 4HX
£265,000

MILNE MOSER
SALES + LETTINGS

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OVERVIEW

Set in an elevated position, close to the town centre this is a three-bedroom, semi detached property, ideal for a range of buyers from families to second homeowners.

The accommodation is set over two levels having a lounge, dining room and kitchen to the first floor and three bedrooms and a shower room, to the second floor.

The property is set on a corner plot making the most of the garden areas with a seating area to the side (with stunning views over Kendal) and a tiered garden to the rear with gravel areas, shrubs, and artificial grass.

A great location with Kendal's town centre a few minutes' walk away and is also close to a number of green spaces including The Monument on Bowling Fell and Serpentine Woods.

The roof and windows have been replaced in recent years, but the property does require some modernisation.





ACCOMMODATION

Steps up to the double-glazed front door leads into:

ENTRANCE HALL

Stairs with banister lead to the first floor and a door leads to the lounge on the ground floor. Ceiling light and telephone point.

LOUNGE

13'10" x 15'10" (3.95 x 4.81m)

UPVC double glazed window face the front aspect. Gas fire with plinth. Ceiling light and wooden doors open to the dining room.

DINING ROOM

9'3" x 10'10" (2.82 x 3.30m)

UPVC double glazed window with views of the garden. Laminate flooring and ceiling light.

KITCHEN

6'8" x 10'10" (2.02 x 3.3m)

Fitted with wall and base units. Vinyl flooring. Tiled splashbacks and stainless-steel sink with double drainer. UPVC double glazed window with views over the garden. Space for a fridge freezer and plumbing for a washing machine. Ceiling light. A door leads to the understairs cupboard with a light, great for storage.

LANDING

UPVC double glazed window to the side aspect with gas heater below. Airing cupboard housing the hot water tank.

BEDROOM

9'3" x 14'6" (2.82 x 4.43m)

A double bedroom with fitted wardrobes. There are two cupboards with sliding doors, dressing table with light above and overhead storage. A UPVC double glazed window overlooks the rear garden. Ceiling light.

BEDROOM

9'3" x 12'3" (2.82 x 3.74m)

Another double bedroom. UPVC double glazed window looking out to the front of the property. Ceiling light.



BEDROOM

6' 7" x 10' 11" (1.99 x 3.33m)

A larger than average third bedroom. UPVC double glazed window. Electric heater, telephone point and ceiling light.

SHOWER ROOM

6' 7" x 5' 2" (1.99 x 1.57m)

A modern room with walk in shower, PVC cladding, WC and wash hand basin. Frosted UPVC double glazed window. Vinyl flooring and ceiling light.

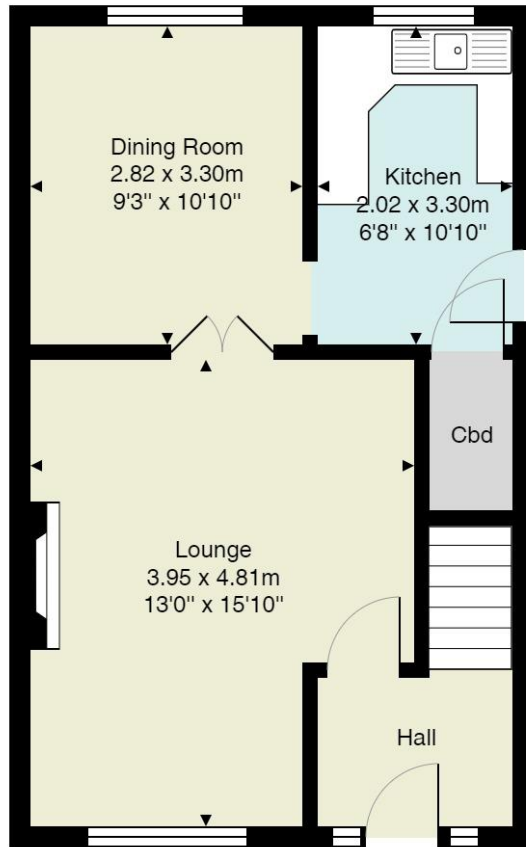
EXTERNAL

A beautifully manicured garden wraps around the property. A four tiered garden has a lower level patio, mid-level with artificial grass, a third level with shrub border and a top gravel area. The views over Kendal can be fully taken advantage of from here.

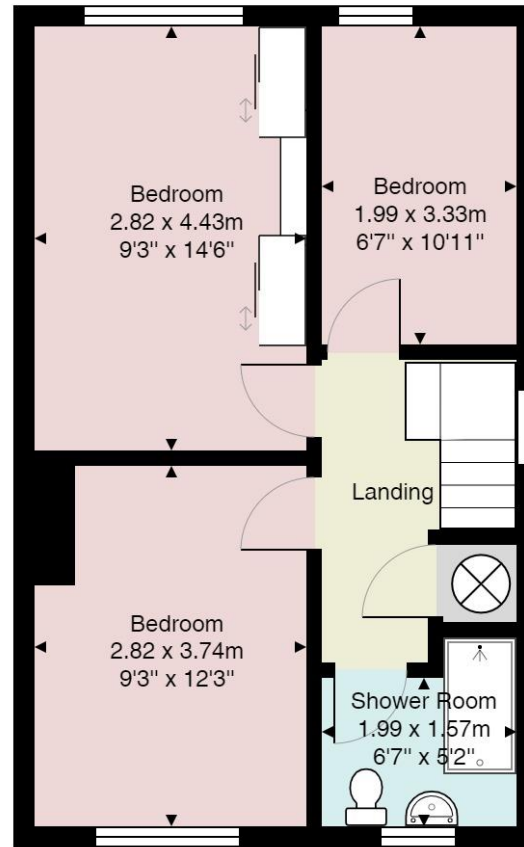
To the side there is a garden shed and wood store along with a seating area where the views can also be appreciated.

To the front there is a gravel area and steps that lead to the main entrance.





Ground Floor



1st Floor

This plan is for illustrative purposes only and should be used as such by any prospective purchasers.
 The appliances and systems shown have not been tested and no guarantee to their operability or efficiency can be given.
 Measurements are approximate and for display purposes only





GENERAL INFORMATION

Mains Services: Water, Electric & Drainage.


Tenure: Freehold

Council Tax Band: C

DIRECTIONS

Upon entering Kendal from the south, follow the one-way system towards the town centre. Turn left into Captain French Lane. Follow the road up and the property is located on the right-hand side.

what3words.com/slim.boxing.tips

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	
(69-80)	C	75
(55-68)	D	
(39-54)	E	
(21-38)	F	37
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

ARRANGE A VIEWING

To arrange your viewing contact our Kendal Team:

100 Highgate, Kendal, LA9 4HE

Telephone. 01539 725582

Email. kendalproperty@milnemoser.co.uk

MILNE MOSER

SALES + LETTINGS

KENDAL OFFICE

100 Highgate, Kendal, Cumbria LA9 4HE

Telephone. 01539 725 582

Fax. 01539 723 425

Email. kendalproperty@milnemoser.co.uk

Email. lettings@milnemoser.co.uk

MILNTHORPE OFFICE

Westmorland House, The Square,

Milnthorpe, Cumbria LA7 7QJ

Telephone. 015395 64600

Fax. 015395 63976

Email. milnthorpeproperty@milnemoser.co.uk



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