



11 LOUND STREET, KENDAL, LA9 7EA
£280,000

MILNE MOSER
SALES + LETTINGS

11 LOUND STREET
KENDAL
LA9 7EA



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OVERVIEW

Within walking distance of the town centre, leisure centre and riverside walks, this three storey mid terraced house has a modern vibe whilst retaining the character and charm. The lounge has a cosy woodburner and there is an impressive dining kitchen at the rear with central island - a wonderful social space. All three bedrooms are doubles with two on the first floor and one within the roof space to the second. There is a second floor shower room. At the rear is a useful outhouse with power and there is a raised bed perfect for growing veggies. Gas centrally heated and UPVC double glazed throughout.

ACCOMMODATION

A gated forecourt sets the property back from the pavement with a path leading to the front door and into:

HALL

Oak style flooring seamlessly runs throughout the ground floor and there are stairs to the first floor. Radiator and two ceiling lights.

LOUNGE

11' 0" x 10' 2" (3.34m x 3.10m) max

A lovely cosy room, decorated in earthy tones and having a UPVC double glazed window. A woodburner is set to a slate plinth and there is recess shelving to the side of the chimney breast. Radiator and downlights.





KITCHEN DINER

14' 9" x 11' 8" (4.49m x 3.56m) max

A fantastic social space with a central island fitted with a five burner gas hob, large canopy and a breakfast bar. There are grey shaker style base and wall units with brushed chrome handles, granite worktops and an inset sink. Integrated dishwasher, an eye level oven and separate grill and an integrated fridge freezer. Shelving to the side of the chimney breast, downlights and a radiator. Useful under stairs cupboard/pantry with a light and full shelving. Two UPVC double glazed windows and an external door to the rear courtyard.

FIRST FLOOR LANDING

The stairs continue to the second floor and attractive wooden doors lead to two bedrooms. Ceiling light

BEDROOM

13' 9" x 10' 3" (4.20m x 3.13m)

Two UPVC double glazed window face the front aspect. A good sized double bedroom with a ceiling light, radiator and over stairs cupboard.

BEDROOM

13' 11" x 8' 11" (4.25m x 2.72m)

Another good sized double with two UPVC double glazed windows, a radiator and ceiling light. Built-in cupboard under the stairs.

SECOND FLOOR LANDING

Ceiling light.

BEDROOM

13' 10" x 13' 5" (4.23m x 4.09m) max

Within the roof and having some restricted head height the third double bedroom has a Velux rooflight, downlights and a radiator.

SHOWER ROOM

14' 0" x 8' 10" (4.28m x 2.69m) max. Restricted head height within the room.

Cleverly configured within the roof space, the shower room has a large cubicle with aqua board panelling, fixed head and riser spray, a WC and contemporary vanity basin with cupboards beneath. Wall mirror with light, magnifier and shaver point, two wall lights and a period style radiator and towel rail. Vaillant boiler.



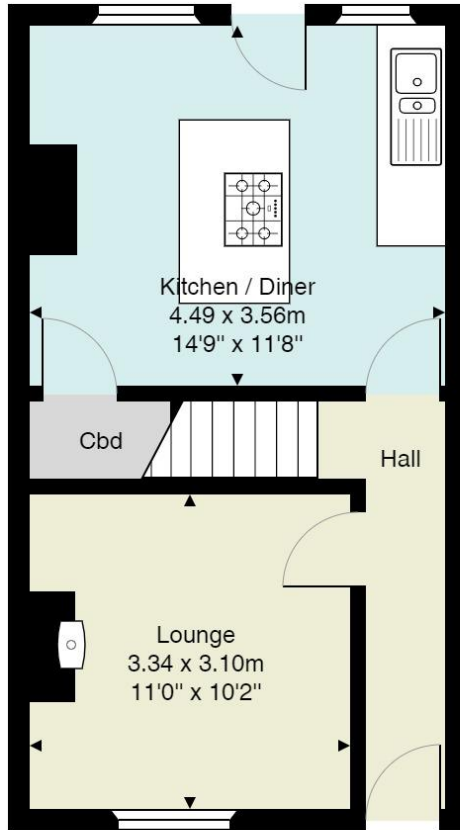
EXTERNAL

A gated forecourt at the front has space for pots. The rear courtyard/patio is flagged and has a wood sleeper built raised beds ideal for growing vegetables or cut flowers. A gate leads to the rear access lane and there are three outhouses/stores. The largest outhouse has plumbing for a washing machine, power and light and measures 5' 2" x 8' 2" (1.57m x 2.49m)

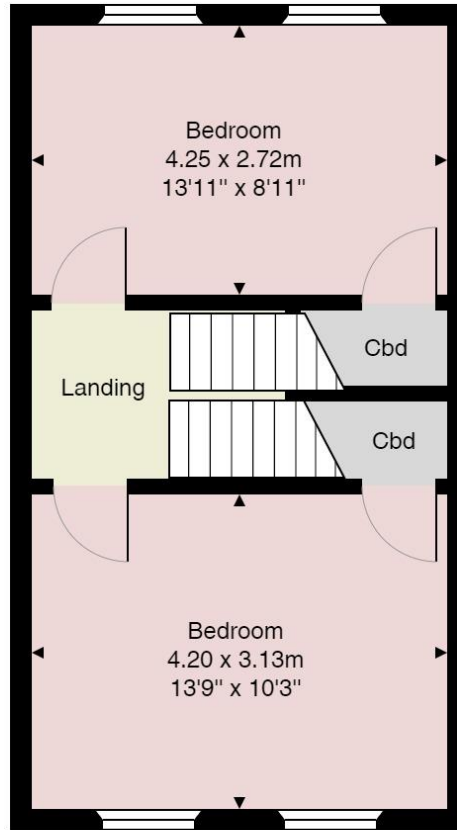
DIRECTIONS

Leaving Kendal on Aynam Road, continue to the left onto Lound Road and straight through at the traffic lights. Lound Street is the first turning to the left hand side with the property on the left. [what3words///cake.sung.super](https://www.what3words.com/what3words///cake.sung.super)

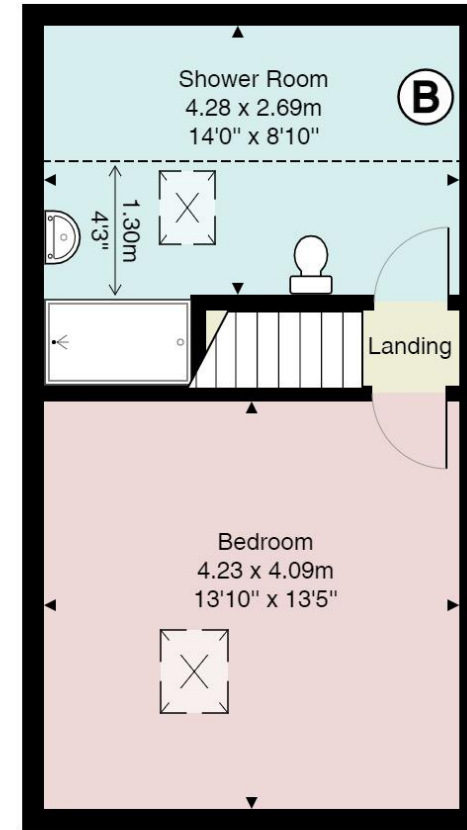




Ground Floor



1st Floor



2nd 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

Services: Mains Gas, Electric, Drainage and Water

Tenure: Freehold

Council Tax Band: C

To check Broadband and Mobile phone coverage, click on our Key Facts for Buyers report online if available or visit www.ofcom.org.uk/phones-telecoms-and-internet/coverage

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	87
(69-80)	C	
(55-68)	D	61
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 



ARRANGE A VIEWING

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