



14 LARCH GROVE, KENDAL, LA9 6AU  
**£220,000**

**MILNE MOSER**  
SALES + LETTINGS

## 14 LARCH GROVE KENDAL LA9 6AU



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GARAGE

### OVERVIEW

Having a deceptive external appearance, this two bedroom house must be viewed to be appreciated. The reverse accommodation is designed to take full advantage of the outlook towards Kendal Castle with the lounge diner having the best view. A modern kitchen has integrated appliances and the bathroom is on the entry level. On the lower floor are two bedrooms - one of which is a really good sized double which leads to a sun room and terrace, perfect for a morning cuppa. The current owner has transformed the rear garden, creating seating areas amongst the planting and there is a useful undercroft ideal for garden tools.

The property also boasts a garage close by and is gas centrally heated and UPVC double glazed. Built in storage is in abundance on both levels.

### ACCOMMODATION

A gated courtyard to the front of the property leads to a frosted UPVC double glazed door and into:

### HALL

An L shaped hallway with a built in boiler cupboard (Worcester boiler) plus two further storage/coat cupboards. Ceiling light and a telephone point. Stairs lead down to the lower level and there are attractive oak doors.





#### LOUNGE DINER

17' 11" x 10' 9" (5.46m x 3.28m)

Two UPVC double glazed windows face the rear aspect and have a lovely view over gardens and trees towards Kendal Castle and distant hills. Wooden fire surround with marble style inset and a living flame gas fire. Two wall lights, a radiator and ornate stained glass serving hatch to the kitchen.

#### KITCHEN

6' 2" x 9' 10" (1.89m x 2.99m)

A UPVC double glazed bay window overlooks the front courtyard. Fitted with beech style base and wall units, dark worktops and tiled splashbacks. There is a stainless steel one and half bowl sink with drainer, a gas hob with hood above and an electric oven. Integrated fridge and freezer and plumbing for a washing machine. Downlights and a radiator.

#### BATHROOM

Frosted UPVC high level double glazed window to the front aspect. Fitted with a bath with shower over, a WC and pedestal wash hand basin. Fully tiled, the bathroom has downlights, an extractor and a radiator. Vanity light with shaver point and space saving sliding oak door.

#### LOWER HALLWAY

A double cupboard with sliding oak doors provides valuable storage and matching oak doors lead to the two bedrooms. Radiator and a ceiling light.

#### BEDROOM

8' 6" x 7' 11" (2.60m x 2.41m) max

UPVC double glazed window to the rear aspect with outlook towards trees. Ceiling light and a radiator.

#### BEDROOM

8' 10" x 16' 3" (2.70m x 4.96m) excluding wardrobes.

An excellent sized bedroom with two double built in wardrobes, a radiator, ceiling light and downlights. A glazed door and window leads into the sun room.

#### SUN ROOM & TERRACE

9' 11" x 5' 3" (3.03m x 1.59m) plus terrace

A lovely addition to the property and usable all year round. UPVC double glazed to two sides with sliding doors leading to the rear



garden and terrace. Glazed roof, a radiator and wall light. From the sun room and terrace are views across the garden to trees beyond.

The terrace is flagged and has a wooden balustrade.

#### EXTERNAL

To the front of the property is a courtyard area with space for bins and recycling. Picket fencing and a gate, external tap, light and socket. The rear garden is accessed via steps from the sun room. A real delight, the current owners have maximised the space with clever landscaping and planting. Seating areas have been created over two levels with circular paving, a pergola and patio all providing space for furniture and pots. An undercroft with limited head height provides storage for garden and DIY tools and has a light and approximate measurement of 5' 4" x 18' 2".

#### GARAGE

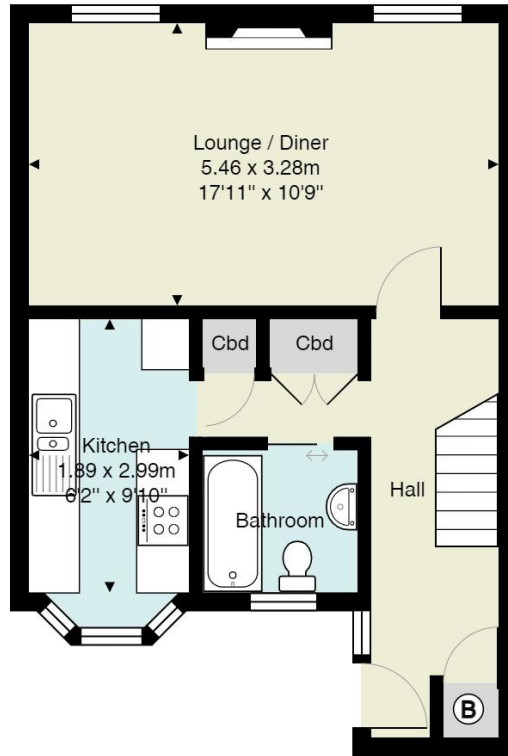
8' 1" x 15' 10" (2.46m x 4.83m)

Having an up and over door, light and a frosted UPVC double glazed window.

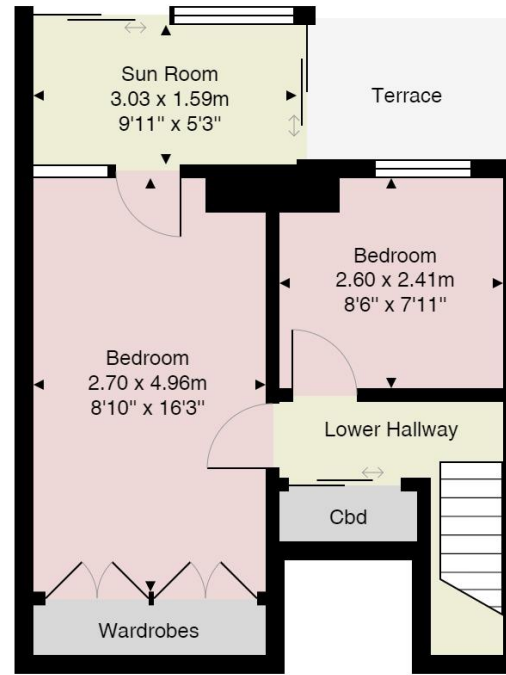
#### DIRECTIONS

Leaving Kendal on Parkside Road, proceed past Netherfield Cricket club and then straight on at the traffic lights. Turn left immediately after the railway bridge onto Larch Grove. Continue past both turnings to Willow Drive and as the road bends round to the right, follow Larch Grove straight on/staying left. The property is located towards the head of the cul de sac to the left hand side. A path to the rear of the garages leads past the front gardens of neighbouring properties. Number 14 is clearly marked.  
what3words///kinds.pretty.market





Ground Floor



Lower Ground 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 Electric, Drainage, Gas 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](http://www.ofcom.org.uk/phones-telecoms-and-internet/coverage)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	53	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



ARRANGE A VIEWING

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