



4 CASTLE GROVE, KENDAL, LA9 7AY
£350,000

MILNE MOSER
SALES + LETTINGS

4 CASTLE GROVE KENDAL LA9 7AY



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PARKING

OVERVIEW

Located on the ever popular Castle Estate, within easy reach of schools, shop, railway station and Kendal Castle walks, this semi-detached house is perfect for a growing family and available with no onward chain. A testament to the area, the property has been in the same ownership for over 35 years and offers three double bedrooms, a dual aspect lounge and extended well fitted dining kitchen. There is a ground floor cloakroom plus a separate shower room and WC on the first floor. Well tended gardens wrap around three sides of the property and there is an off road parking space at the rear. Gas central heating and UPVC double glazing throughout, the property is ready to move into and has potential to be a long term home for next family occupants.

ACCOMMODATION

The pretty front garden has a metal gate and path leading to the UPVC door and into:

ENTRANCE HALL

A good sized hallway with stairs to the first floor, a ceiling light and radiator. There is a built in drawer unit under the stair along with hanging space for coats. Natural light floods into from the window on the stairs and the open access to the kitchen.

LOUNGE

12' 9" x 15' 9" (3.89m x 4.81m) max

The dual aspect UPVC double glazed windows ensure the lounge is light and bright and there is a fossilised limestone fire surround and hearth with adjoining display surface and a living flame gas fire. A glass shelved cupboard has lighting and there is a ceiling





light and a radiator. Pleasant outlooks over the front and rear gardens.

KITCHEN DINER

12' 11"/8' 0" x 13' 11"/8' 9" (3.95m/2.44m x 4.24m/2.67m)

A good sized space with room for a generous family dining table. Sliding patio doors lead to the garden and there is a UPVC double glazed window to the side. Fitted with pale shaded shaker style base and wall units with granite worktops, acrylic splashbacks and under unit lighting. There is a inset sink with drainer and flexi tap, an integrated fridge and freezer, dishwasher and wine fridge. The cooker is to stay and has a hood above. Two ceiling lights a radiator, tongue and groove panelling to the ceiling, Karndean flooring and a built in larder unit. The boiler is concealed in a wall cupboard.

SIDE ENTRANCE

A useful second entrance with a UPVC double glazed door and a ceiling light. A walk in pantry provides vital storage and has plumbing for a washing machine, shelving and a ceiling light. Frosted UPVC double glazed window.

WC

Frosted UPVC double glazed window to the front elevation. Fitted with a vanity wash hand basin, WC and a ceiling light.

LANDING

UPVC double glazed window facing the front aspect. There are two ceiling lights and access to the loft. The loft has a drop down ladder and is floored and boarded. There is a rooflight, a ceiling light and access to a secondary space (not boarded) The loft has an approximate measurement of 14' 5" x 8' 8" (4.39m x 2.64m) and a centre ceiling light height of 7' 0" (2.13m)

BEDROOM

11' 5" x 15' 10" (3.49m x 4.84m) max

Another dual aspect room with UPVC double glazed windows facing the front and rear. Fitted with an extensive range of furniture comprising two double wardrobes, a single wardrobe, drawers and matching bedside cabinets. There is a ceiling light and radiator.

BEDROOM

8' 1" x 11' 9" (2.46m x 3.59m)

Facing the side aspect, the second double bedroom has a deep built in cupboard over the stairs, a ceiling light and radiator. UPVC double glazed window.



BEDROOM

9' 7" x 8' 10" (2.92m x 2.69m)

A UPVC double glazed window faces the side elevation. Ceiling light, radiator and feature bookcase wallpaper to the window wall.

SHOWER ROOM

4' 8" x 6' 1" (1.43m x 1.85m)

Frosted UPVC double glazed window to the rear. A contemporary space, fully tiled and fitted with a quadrant cubicle and a vanity basin with mirrored cabinet and light above. Modern heated towel rail, downlights to the ceiling and under floor heating.

WC

Having a rooflight, ceiling light and WC.

EXTERNAL

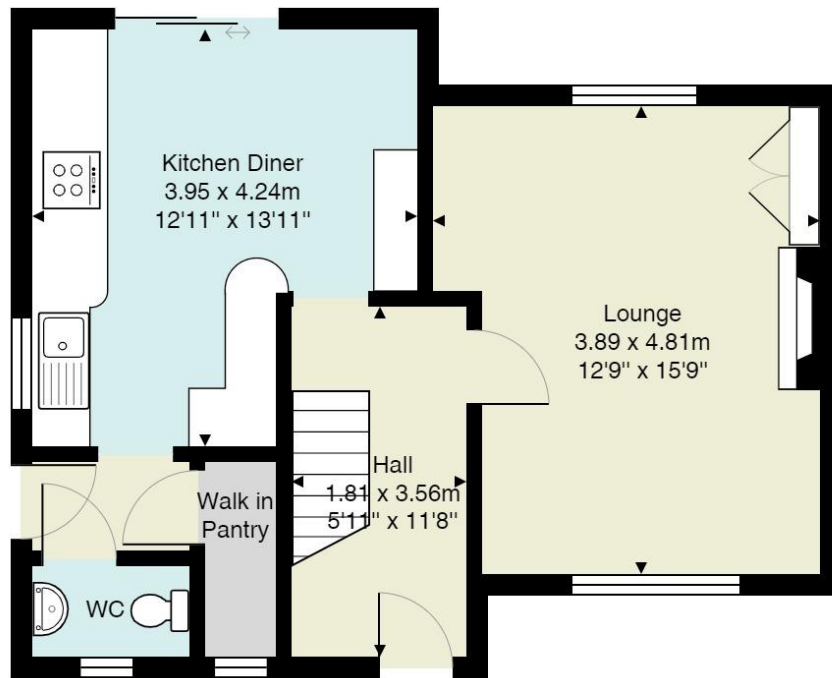
Well tended gardens extend to three sides of the property with the front garden being lawned and a gravel path leads to the front door. Hedging provides screening from the road and the lawn continues to the side. The shed at the side is to stay and there are raised beds well planted with hydrangeas and ornamental shrubs. The tiered rear garden has a gravelled seating area adjacent to the house plus a lawn area and further gravelled space for ease. Acers, roses and shrubs provide year round interest and there is a greenhouse to stay. External tap and light. Accessed from Castle Walk at the rear is an off road parking space.

DIRECTIONS

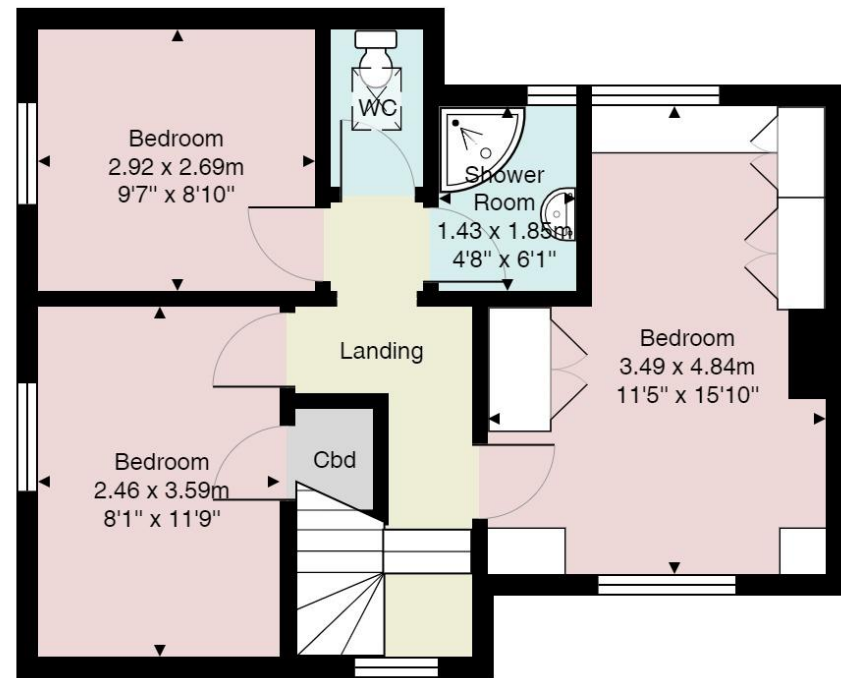
Leaving Kendal on Castle Street, turn right prior to the railway bridge onto Castle Road. Continue onto Castle Grove with the property to the right hand side just after the turning to Castle Walk. what3words.com/media.years.jars

GENERAL INFORMATION





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





Services: Mains Water, Gas, Electric and Drainage
 Tenure: Freehold
 Council Tax Band: D

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
<i>Very energy efficient - lower running costs</i>		
(92-)	A	
(81-91)	B	
(69-80)	C	79
(55-68)	D	
(39-54)	E	54
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 



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