



25A MAPLE DRIVE, KENDAL, LA9 5BN
£375,000

MILNE MOSER
SALES + LETTINGS

25A MAPLE DRIVE, KENDAL, LA9 5BN



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PARKING

OVERVIEW

With a popular location for families, this four bedroom detached house has elevated views and a playground close by. The ground floor has a kitchen, lounge diner and conservatory plus the all-important cloakroom/wc and a utility room - a must for families. The master bedroom has an ensuite shower room and there is stylish modern decor throughout. The bathrooms and cloakroom have all been updated to a high standard in recent years, the internal doors replaced and the garden landscaped with patio areas and low maintenance artificial grass. Off road parking and an attached garage complete the picture of this must see property. The property is being sold with no ongoing chain.

ACCOMMODATION

From the driveway and generous front garden, a frosted UPVC double glazed door leads into:

ENTRANCE HALL

The contemporary glass balustrade allows light in from the landing window which along with glazed internal doors makes the hallway light and bright. There is a vertical radiator, laminate style flooring, downlights and a built-in cupboard under the stairs. A frosted UPVC double glazed window faces the front.

WC

Frosted UPVC double glazed window. Fitted with a stylish contemporary glass top vanity unit and a WC. Tiling to the walls, a chrome heated towel rail and downlights.

LOUNGE DINER





12' 3" x 22' 5" (3.74m x 6.84m) excluding bay window
UPVC double glazed bay window to the front elevation and sliding patio doors to the conservatory at the rear. A good sized room with modern decor, two radiators and two ceiling lights.

CONSERVATORY

9' 8" x 8' 10" (2.94m x 2.70m)
UPVC double glazed to three sides and doors to the garden. polycarbonate roof, an electric heater and two wall lights.

KITCHEN

9' 7" x 10' 1" (2.92m x 3.07m)
UPVC double glazed window overlooking the rear garden. Fitted with white gloss base and wall units, marble effect worktops and a stainless steel one and a half bowl sink with drainer. Gas hob with canopy above, an undercounter double oven and an integrated fridge and dishwasher. Under unit lighting, a radiator and downlights. Breakfast bar.

UTILITY ROOM

7' 5" x 7' 9" (2.26m x 2.35m)
UPVC double glazed door and window to the rear. Wall units, worktops and plumbing for a washing machine. Connecting door to the garage, a ceiling light and access to a loft space.

LANDING

Frosted UPVC double glazed window to the side. Access to the part boarded loft via a drop down ladder, a shelved cupboard and downlights.

BEDROOM

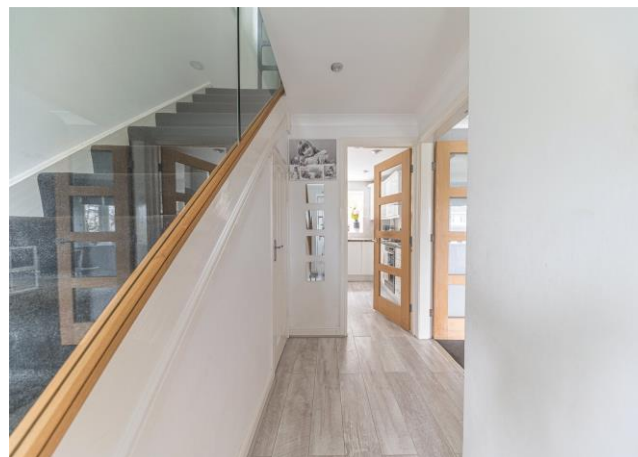
10' 7" x 11' 9" (3.22m x 3.58m)
Having a lovely view across rooftops to distant hills. Well decorated, there is a radiator, downlights and a UPVC double glazed window.

ENSUITE

5' 0" x 8' 7" (1.53m x 2.61m)
Frosted UPVC double glazed window. Fitted with a modern suite comprising shower cubicle with bi fold door, a vanity wash hand basin with illuminated mirror above and a WC. Fully tiled walls and floor, a modern heated towel rail, extractor and downlights.

BEDROOM

8' 0" x 10' 4" (2.44m x 3.15m)
UPVC double glazed window to the rear aspect and outlook to trees. Ceiling light and a radiator.



BEDROOM

7' 1" x 7' 3" (2.16m x 2.21m)

Also facing the rear, the third bedroom has a radiator, ceiling light and UPVC double glazed window.

BEDROOM

6' 7" x 7' 3" (2.00m x 2.21m)

UPVC double glazed window to the rear aspect. Equally suited as a home office or hobby room, the fourth bedroom has a ceiling light and radiator.

BATHROOM

5' 9" x 11' 7" (1.75m x 3.53m) max

Updated in recent years, the bathroom has a bath with recessed colour changing lighting above and below, a WC and large vanity wash hand basin with illuminated mirror above. Low level lighting and downlights, a heated chrome towel rail, underfloor heating and an extractor. The bathroom is fully tiled and there is both a fixed head and riser spray above the bath. Frosted UPVC double glazed window.

EXTERNAL

The front garden is lawned and wraps around the front of the house to the side where there is space for bins and recycling. Driveway parking leading to the garage.

The rear garden is perfect for entertaining with a patio close to the house, a couple of steps lead up to the artificial low maintenance lawn and there is a summerhouse. External socket and tap.

GARAGE

8' 1" x 16' 2" (2.46m x 4.92m)

Having an up and over door and a window to the side. Wall mounted boiler, power and light.

DIRECTIONS

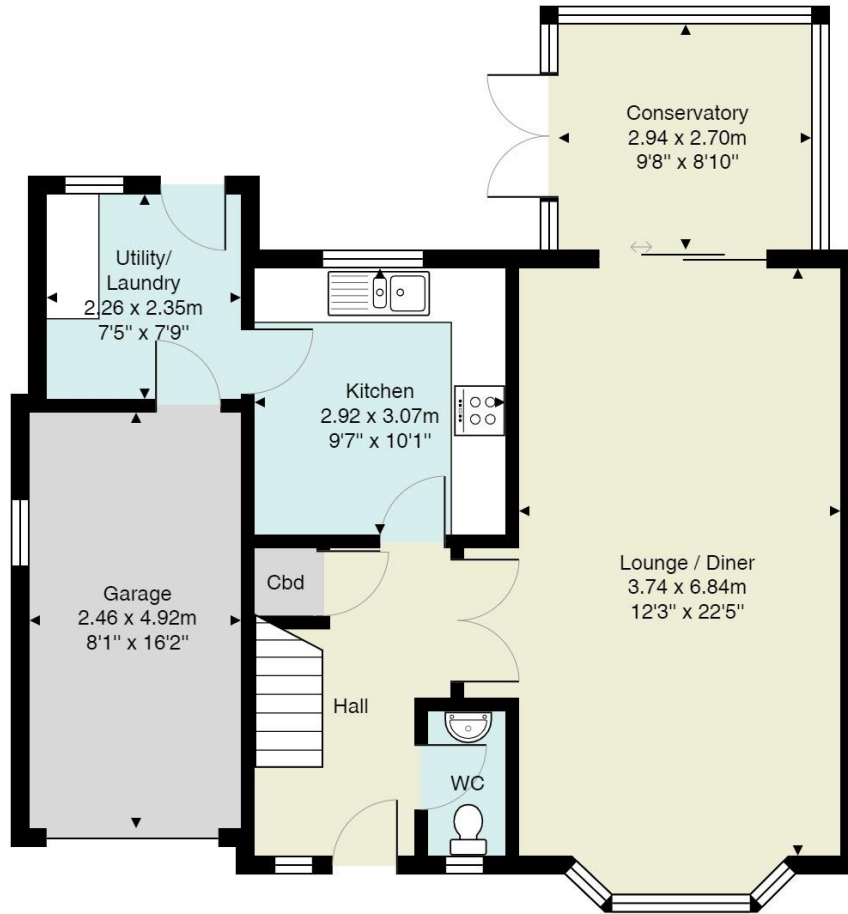
Leaving Kendal on Brigsteer Road, turn left onto Underwood. Continue onto Stainbank Road, turning right onto Maple Drive. Stay right on Maple Drive as the road divides and the property is on the right hand side.

what3words:///float.moon.eating

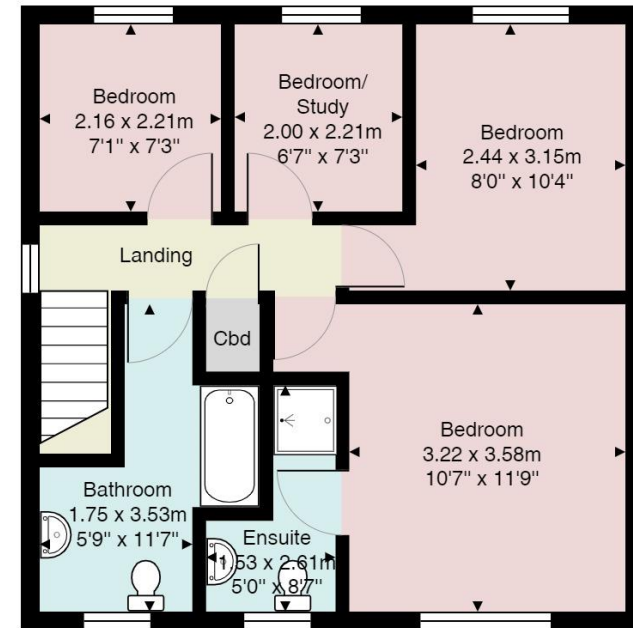
GENERAL INFORMATION

Services: Mains Water, Gas, Electric and Drainage



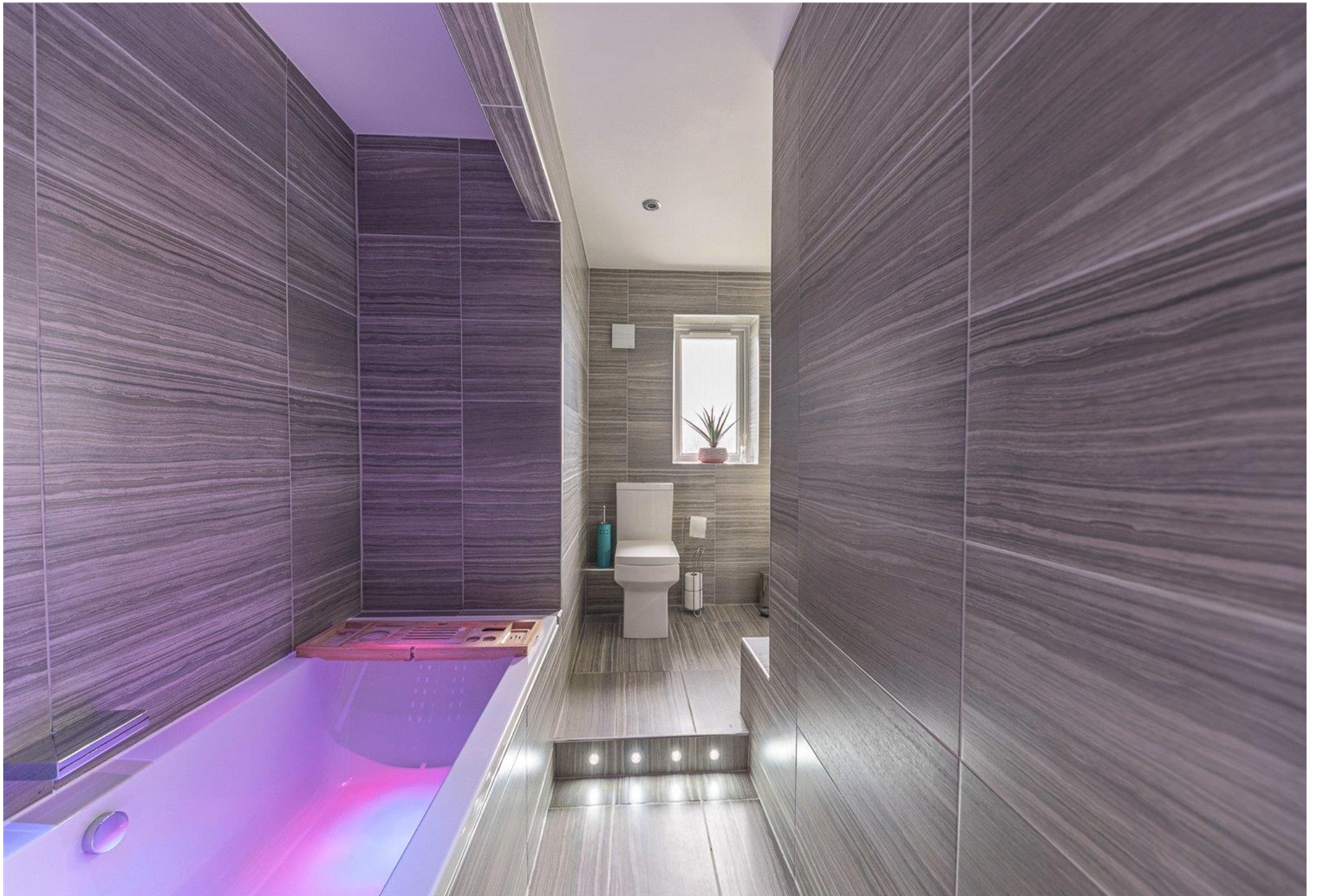


Ground Floor



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





Tenure: Leasehold - Vendor has been quoted £1300.00 to purchase the freehold. (15/05/24)
 Council Tax Band: E
 EPC Grading: 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		82
(69-80) C	71	
(55-68) D		
(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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