



3 WATTSFIELD ROAD, KENDAL, LA9 5JH
£375,000

MILNE MOSER
SALES + LETTINGS

3 WATTSFIELD ROAD KENDAL LA9 5JH



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GARAGE &
PARKING

OVERVIEW

Having a popular location within walking distance of the town centre, this two bedroom detached bungalow is available with no onward chain. Neutrally decorated throughout, the bungalow has a good sized lounge diner, modern kitchen and a shower room. Storage is in abundance with both double bedrooms having built in cupboards, a large store leads from the kitchen and there is an undercroft at the rear.

Garden spaces to the front and rear have been well planted and there is driveway parking and a garage.

Offered as a blank canvas, the bungalow is perfect for buyers wishing to personalise and put their stamp on a property.

ACCOMMODATION

A gate and path from Wattsfield Road leads to a UPVC double glazed porch. A further internal glazed door leads into:

L SHAPED HALLWAY

A good sized hall with access to the loft, a radiator and ceiling light. Picture rail and a built in shelved cupboard. Openreach socket.

LOUNGE DINER

16' 7" x 12' 5" (5.06m x 3.78m)

Having a large UPVC double glazed window facing the front aspect. Tiled fire surround with electric fire (a capped off gas point is to the side), a ceiling light and radiator. Openreach and telephone point.





KITCHEN

13' 0" x 8' 10" (3.97m x 2.70m) max

UPVC double glazed window overlooking gardens at the rear towards distant hills. Fitted with white gloss base and wall units, grey worktops and a stainless steel sink with drainer. Electric hob and oven, plumbing for a washing machine and space for a fridge freezer. Pantry style cupboard, an airing cupboard and wall mounted boiler. Radiator and a ceiling light.

BEDROOM

11' 10" x 10' 5" (3.60m x 3.19m)

UPVC double glazed window to the front elevation. Radiator, ceiling light and built-in double cupboard.

BEDROOM

11' 11" x 8' 11" (3.63m x 2.73m)

UPVC double glazed window to the rear elevation. Also having a built-in double cupboard, a ceiling light and radiator.

SHOWER ROOM

6' 10" x 5' 5" (2.07m x 1.64m)

Frosted UPVC double glazed window to the rear aspect. The large shower cubicle has a Mira shower fitted and there is a pedestal wash hand basin and WC. Chrome heated towel rail and a ceiling light. Aqua board to the shower cubicle and to a half height on the walls.

SIDE PASSAGE

A frosted UPVC double glazed door leads to the side and there is a ceiling light.

STORE

8' 3" x 2' 10" (2.50m x 0.86m)

Ceiling light.

GARAGE

8' 6" x 16' 2" (2.58m x 4.92m)

Up and over door and a frosted UPVC double glazed window. Shelving, a ceiling light and tap.



UNDERCROFT

12' 0" x 9' 0" (3.66m x 2.74m) average of 4' 11" (1.50m) ceiling height

A useful space with power, light and a tap. Additional areas/crawl spaces to the rear.

EXTERNAL

A patio style garden at the front has evergreen and shrubs borders and there is access to either side and a driveway to the garage.

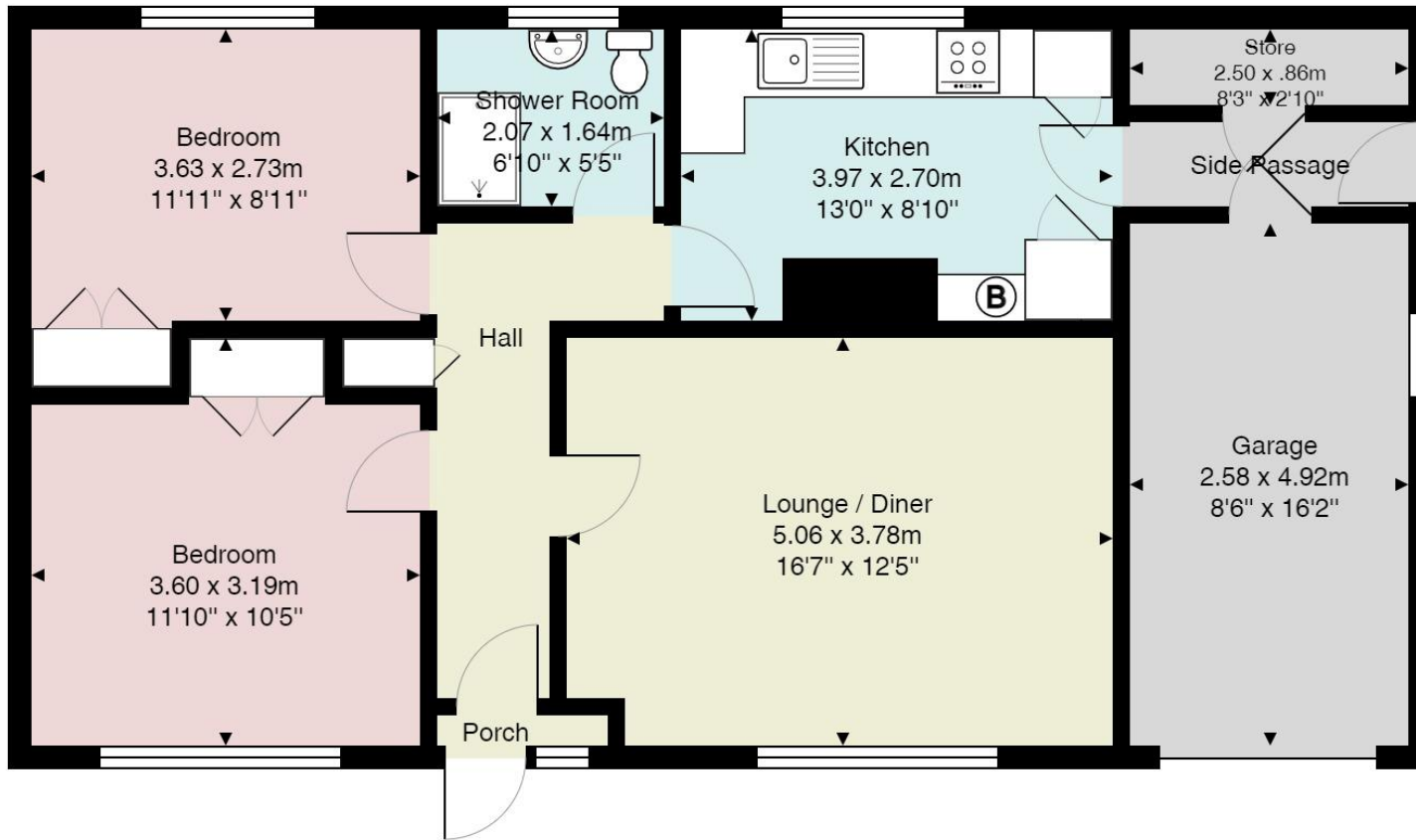
Steps lead down into the rear garden which has a grassed area, numerous fruit bushes and trees, hydrangeas and spirea. A patio provides space to sit out.

DIRECTIONS

Leaving Kendal on A6, Milnthorpe Road, continue straight on at the traffic lights by the college. Wattsfield Road is on the left hand side opposite Romneys with the property a short distance to the left hand side.

what3words///budget.starts.birds





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

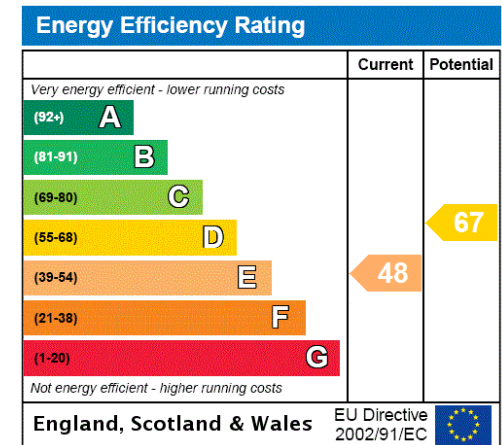
Services: Mains Water, Gas, Electric and Drainage

Tenure: Freehold

Council Tax Band: D

EPC Grading: E

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



ARRANGE A VIEWING

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