



20 LOUND STREET, KENDAL, LA9 7EA
£295,000

MILNE MOSER
SALES + LETTINGS

20 LOUND STREET KENDAL LA9 7EA



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OVERVIEW

Within walking distance of the town centre, leisure centre and old canal route walks, this three bedroom mid terraced house has an 'urban cool' feel and must be viewed to be appreciated. The accommodation is over four levels with the kitchen diner being to the lower ground floor, a lounge diner is on the entry level and three bedrooms over the first and second floors. The bathroom is to the top floor and there are two additional cloakroom/WC facilities. Externally, the vendors have made the most of the outside space, with mature borders and trees creating a courtyard feel. Character features throughout have been retained where possible and the property has double glazed sash windows and gas central heating.

ACCOMMODATION

From the pretty forecourt, an original painted front door leads into:

ENTRANCE HALL

Having hanging space for coats and stairs to the first floor. Care and attention has been taken in recreating the period tiled floor and there is a ceiling light and radiator.

LOUNGE DINER

10' 8" x 21' 8" (3.26m x 6.59m)

A generous room with double glazed sash windows to the front and rear aspects - both have painted shutters. Two large pine fronted cupboards provide an excellent amount of storage and there is a further period alcove cupboard adjacent to the fire. Period style radiator, two ceiling lights and wooden fire surround





with cast inset and grate. Stripped floor and two inset glazed floor panes providing additional natural light to the kitchen below.

SIDE PASSAGE

Wood tread stairs lead down the lower kitchen and the wood flooring runs through into the cloakroom/WC.

CLOAKROOM/WC

A useful facility on the entry level and fitted with a concealed cistern WC and wash hand basin. Tongue and groove ceiling, a ceiling light and frosted double glazed window to the rear aspect.

KITCHEN DINER

14' 1" x 21' 4" (4.28m x 6.49m) max

Another good sized room with painted beams and traditional painted walls. The kitchen area is fitted with green painted base units, wooden block worktops and glass splashback. The five burner gas range cooker with two ovens is included in the sale as is the fridge freezer which fits neatly under the stairs. Butler sink with industrial taps. A Morso woodburner set to a stone lintel and hearth provides a warming focal point and there is space for a good sized table. Ceiling light, cafe and task lighting, extractor and a period style radiator.

LANDING

Stairs continue to the second floor and there is a ceiling light.

BEDROOM

10' 9" x 10' 8" (3.29m x 3.24m)

A double glazed sash window faces the front elevation. Having attractive stripped floorboards, a radiator and ceiling light. Built in deep cupboard over the stairs.

BEDROOM

8' 5" x 10' 8" (2.57m x 3.25m)

Also having stripped floorboards, the second double bedroom faces the rear aspect and has a radiator, ceiling light and double glazed sash window.

WC

Well fitted under the stairs, this useful second facility has a double glazed window to the rear elevation, a ceiling light and stripped floorboards. Wall mounted Worcester boiler.



SECOND FLOOR LANDING

A low level double glazed window and a wall light.

BEDROOM

6' 9" x 13' 4" (2.06m x 4.06m)

Located within the roof space the third bedroom has a Velux rooflight to the front aspect. Radiator and a ceiling light. Good sized eaves storage with light.

BATHROOM

6' 10" x 15' 8" (2.09m x 4.77m)

Fitted with a four piece suite, the generous bathroom is also within the roof space and has a Velux rooflight and two built in storage cupboards. Bath with period style mixer attachment, a wash hand basin with period style stand, WC and a shower tray. Ceiling light, an extractor and plumbing for a washing machine. Towel rail/radiator and oak wall pegs/rail.

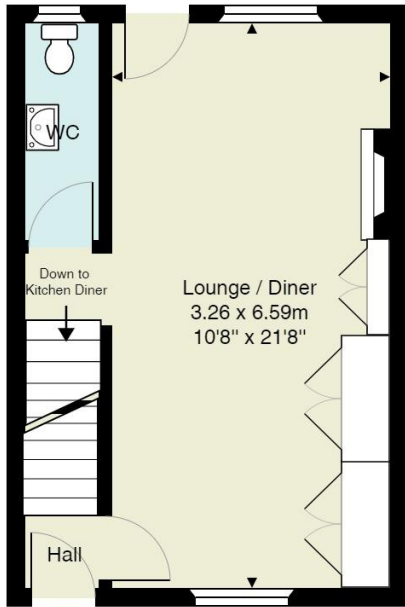
EXTERNAL

The current owners have made the most of the outside space - a pretty forecourt with well planted with shrubs and two fruit trees. The rear courtyard has been flagged and there is a covered patio adjacent to the lounge diner. Border provide year round interest and a tree provides shade on sunny days. There is an external light and tap along with a store and shed. A gate leads to the rear access lane. Steps lead down to the kitchen diner.

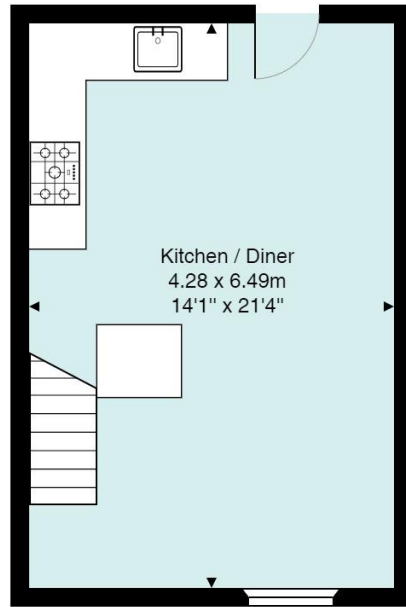
DIRECTIONS

Leaving Kendal on Aynam Road, stay to the left and continue onto Lound Road and straight through at the traffic lights. Turn left again onto Lound Street and the property is located to the right hand side. what3words:///rocket.flames.wizard

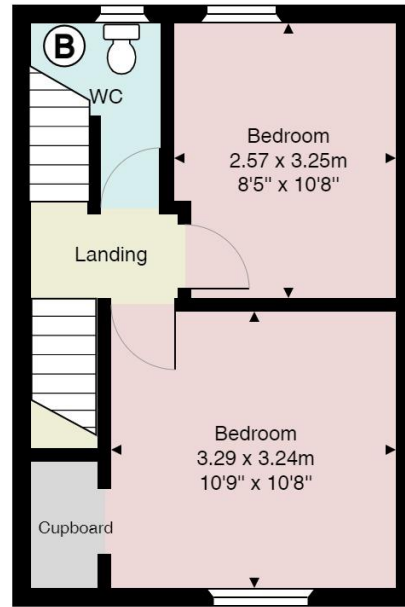




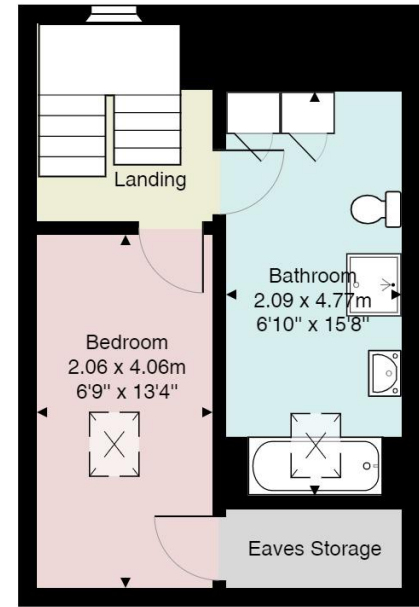
Ground Floor



Lower 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 Water, Gas, Electric and Drainage. FTTP broadband connected.

Tenure: Freehold. Please note the property was affected by rising ground water in Storm Desmond in 2015.

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



ARRANGE A VIEWING

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