



45 KENDAL GREEN, KENDAL, LA9 5PP  
**£625,000**

**MILNE MOSER**  
SALES + LETTINGS

## 45 KENDAL GREEN KENDAL LA9 5PP



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GARAGE &  
PARKING

### OVERVIEW

Located in a private cul de sac just off desirable Kendal Green, this detached period style house has a truly special feel and lots of potential. The traditional layout will suit a range of buyers with ample space for everyone across the three bedrooms and three reception spaces. Period features have been retained from the attractive staircase, to picture rails and curved detailing on reveals and ceilings, all giving the property character and charm. A kitchen extension and conservatory have been added to the rear and the property has both a bathroom and separate shower room. Externally, the gardens have been established over many years with numerous seating areas created from which to admire the views across to fells. Driveway parking, an attached garage and store complete the picture of this lovely home. Available with no onward chain, viewing is a must to fully appreciate.

### ACCOMMODATION

Approaching over the driveway, a composite front door leads into:

### ENTRANCE HALL

A welcoming hallway with herringbone style wood flooring, hanging space for coats and a under stair cupboard. Ceiling light and a radiator. Pitch pine banister and spindles.

### SITTING ROOM

11' 2" x 16' 1" (3.40m x 4.89m) into bow window  
UPVC double glazed bow window to the front aspect with curved radiator beneath. Pale marble fire surround with inset living flame gas fire, a ceiling light and picture rail.





#### DINING ROOM

11' 2" x 13' 3" (3.40m x 4.03m)

UPVC double glazed window facing into the conservatory. The pale marble fire surround with living flame gas fire provides a focal point and there is a ceiling light, radiator and picture rail.

#### BREAKFAST ROOM

9' 0" x 9' 10" (2.74m x 2.99m)

The tiled floor runs through into the kitchen and there are two UPVC double glazed windows to the side elevation. Gas Rayburn (currently not connected) with two hot plates and two ovens, a radiator and downlights to the ceiling. Shelled corner cupboard.

#### KITCHEN

10' 1" x 9' 9" (3.08m x 2.96m)

UPVC double glazed window overlooking the garden to hills beyond. A UPVC double glazed door leads to the conservatory. Fitted with cream farmhouse style base and wall units, wood block worktops and botanical themed tiled splashbacks. Electric hob with hood above, a Neff oven and combination microwave. One and a half bowl sink with drainer, an integrated dishwasher and washing machine. Under floor heating and downlights.

#### CONSERVATORY

9' 5" x 9' 5" (2.87m x 2.88m)

UPVC double glazed to two sides plus double doors to the garden and a glazed roof. Under floor heating, an electric panel heater and a ceiling light.

#### SHOWER ROOM

6' 1" x 5' 11" (1.86m x 1.79m)

Frosted UPVC double glazed window. Fully tiled the shower room is fitted with a concealed cistern WC, vanity basin, cupboards and a shower cubicle. Mirrored cabinet with pelmet lighting, an extractor, ceiling light and radiator.

#### LANDING

A lovely light landing with a UPVC double glazed window to the front and pitch pine banister and spindles. Ceiling light, a radiator and access to the loft.

#### BEDROOM

11' 1" x 16' 7" (3.37m x 5.06m) max into bow window

UPVC double glazed bow window with lovely view to the front. Curved radiator, a ceiling light and three built-in double wardrobes - the centre wardrobe is shelved.



#### BEDROOM

11' 2" x 14' 5" (3.40m x 4.39m)

Having a 180 degree view at the rear across to hills and countryside, the second double bedroom has a double wardrobe with period doors, a ceiling light and radiator. UPVC double glazed window.

#### BEDROOM

9' 11" x 9' 10" (3.03m x 2.99m) max

Also facing the rear, the third bedroom has two double built-in wardrobes and a single cupboard housing the Worcester boiler. Radiator, ceiling light and UPVC double glazed window.

#### BATHROOM

6' 1" x 6' 0" (1.86m x 1.82m)

Frosted UPVC double glazed window to the side aspect. Bath, WC and a pedestal wash hand basin. Tiling to the walls, a chrome heated towel rail, a radiator and a ceiling light. Mirrored cabinet.

#### EXTERNAL

To the front of the house is a well planted space with evergreens for privacy and a driveway with turning leading to the garage. Gates at either side lead to the rear garden. Sloping away from the house, the rear garden has a patio and lawn close to the kitchen and conservatory and there is an outside tap. Log edged paths lead through established and well planted beds down to a terrace and second lawn area. Ornamental trees, perennials, evergreens and climbers are in abundance and this is the perfect space for a keen gardener. The views to the rear are over rooftops towards countryside and fells. There is a small store to the side of the house.

#### GARAGE

7' 9" x 13' 11" (2.37m x 4.24m)

Up and over door, power and light.

#### STORE/WORKSHOP

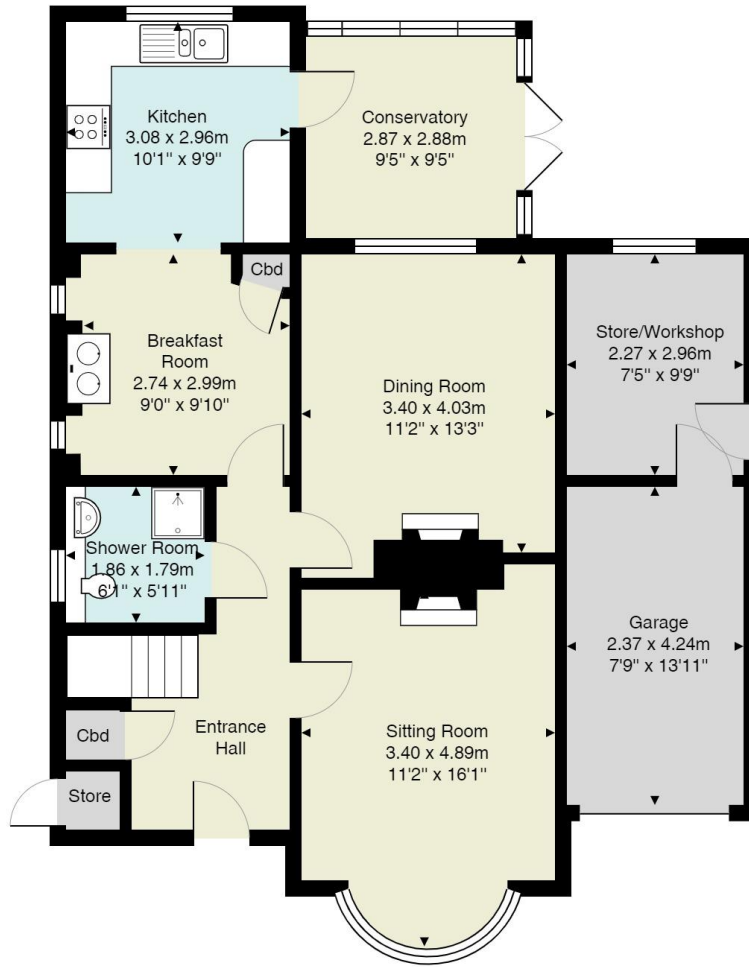
7' 5" x 9' 9" (2.27m x 2.96m)

Worktop, a UPVC double glazed window, shelving, power and light.

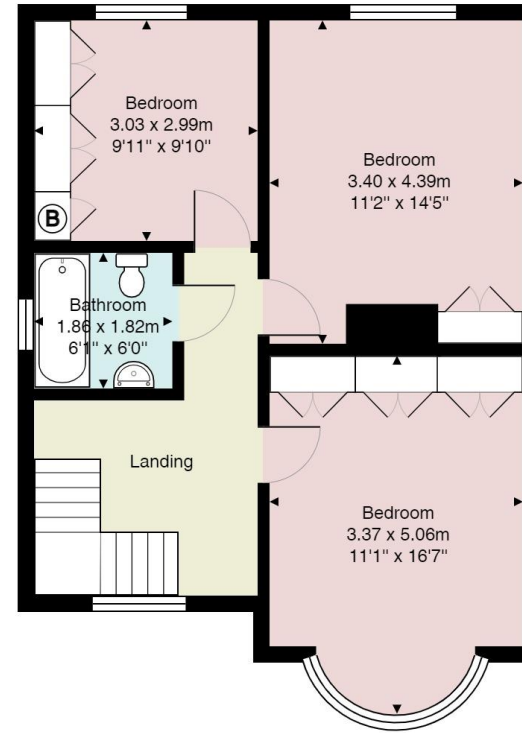
#### DIRECTIONS

Leaving Kendal on Windermere Road, proceed up the hill and turn right at the crossroads onto Green Road. Take the second turning on the left onto Kendal Green and follow straight on at the end onto the private road. The property is located to the right hand side. [what3words:///chum.chairs.pinging](http://what3words:///chum.chairs.pinging)





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.

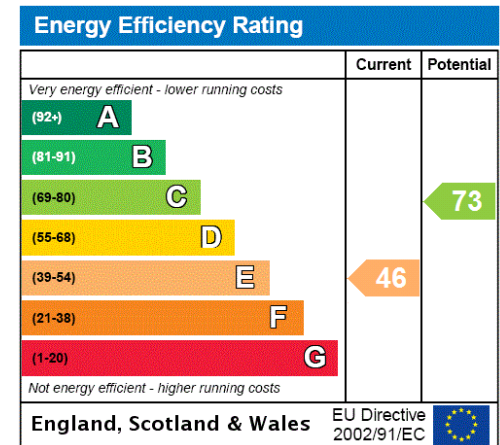




**GENERAL INFORMATION**

Services: Mains Water, Gas, Electric and Drainage  
 Tenure: Freehold  
 Council Tax Band: F  
 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](http://www.ofcom.org.uk/phones-telecoms-and-internet/coverage)



**ARRANGE A VIEWING**

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