



66A, MILNTHORPE ROAD, KENDAL, LA9 5AX
£280,000

MILNE MOSER
SALES + LETTINGS

66A, MILNTHORPE ROAD
KENDAL
LA9 5AX



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GARAGE &
PARKING

OVERVIEW

In a prime level position within walking distance of the town centre, parish church, leisure centre, schools and amenities, this detached bungalow will particularly suit families and those looking to downsize. The flexible accommodation flows from a central hallway and has excellent scope to reconfigure or, subject to planning, extend. There are three bedrooms, a bow windowed lounge, kitchen and bathroom with four piece suite. Garden spaces wrap around three sides of the bungalow with a good sized driveway and garage to the fourth side. Having gas centrally heating and double glazing, the property is approximately 50 years old and is well located for public transport and road links both north and south.

Available with no onward chain.

ACCOMMODATION

From the driveway, a flagged path and two steps lead up to the porch.

PORCH

Having two glazed doors both with attractive stained glass panes. Ceiling light and a large UPVC double glazed window. A further stained glass inner door leads into:

HALL

7' 10" x 15' 6" (2.38m x 4.72m)

A good sized hallway which could be integrated into living accommodation. Two ceiling lights, a radiator and useful built-in cupboard housing the consumer unit.





LOUNGE

13' 1" x 12' 5" (3.98m x 3.78m)

A UPVC double glazed bow window fitted with privacy glass overlooks the front garden and junction. Painted fire surround with an electric flame effect stove, two wall lights and a ceiling light. Radiator, television cabling and an Openreach point.

KITCHEN

7' 0" x 10' 7" (2.14m x 3.23m)

UPVC double glazed window to the side elevation. Fitted with pale wood effect base and wall units with dark worktops and a stainless steel sink with drainer. Ceramic hob with canopy over, an electric oven and plumbing for a washing machine. Tiled splashbacks, a ceiling light and a radiator. A wooden stable doors leads to the rear garden.

BEDROOM

11' 3" x 11' 10" (3.42m x 3.61m)

UPVC double glazed bow window fitted with privacy glass faces the front aspect. Built-in double wardrobe, a ceiling light and radiator.

BEDROOM

9' 11" x 11' 2" (3.02m x 3.40m)

UPVC double glazed window to the side elevation. Radiator and a ceiling light.

BEDROOM

7' 11" x 7' 7" (2.41m x 2.31m)

Overlooking the rear garden, the third bedroom could be used as a dining room if required and has a radiator, ceiling light and UPVC double glazed window.



BATHROOM

6' 11" x 7' 7" (2.12m x 2.31m) max

Frosted UPVC double glazed window to the rear aspect. Fitted with a four piece suite comprising bath with mixer attachment, a shower cubicle, pedestal wash basin and a WC. Mostly tiled, the bathroom has a ceiling light, extractor and a radiator. There is access to the loft (insulated) and a built-in cupboard housing the Worcester boiler.

EXTERNAL

There are garden spaces to three sides of the bungalow with the front garden being lawned with evergreen borders and walling. At patio at the side is bounded by a flower bed planted with peonies,

Japanese anemones and geraniums. External tap. The rear space is enclosed and has raised beds and excellent scope to landscape further. A driveway and gravelled hardstand provides parking for at least three vehicles and there is access to the garage.

GARAGE

8' 2" x 15' 11" (2.49m x 4.85m)

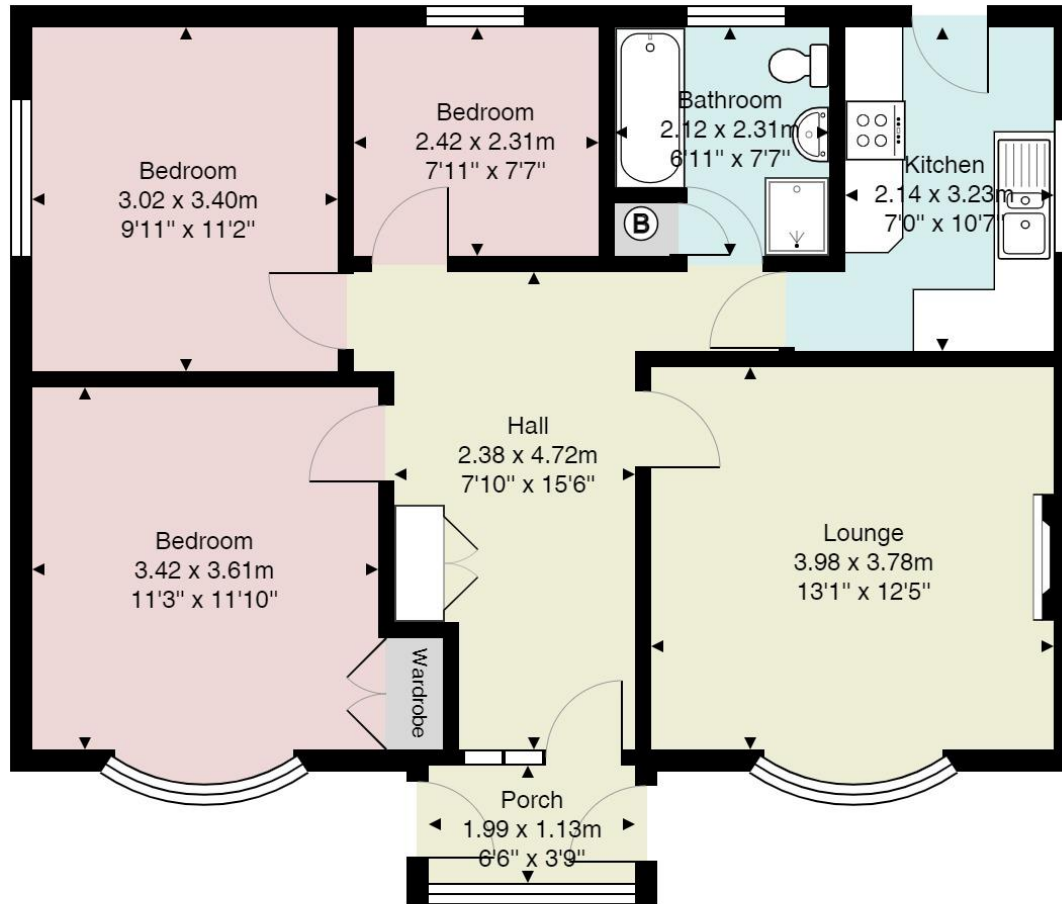
Having an up and over door, power, light and a window.

DIRECTIONS

Entering Kendal from the south on Milnthorpe Road, A6, proceed through the traffic lights by the college. The bungalow is located to the left hand side on the corner of Vicarage Drive.

what3words///fixed.horns.cuts





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

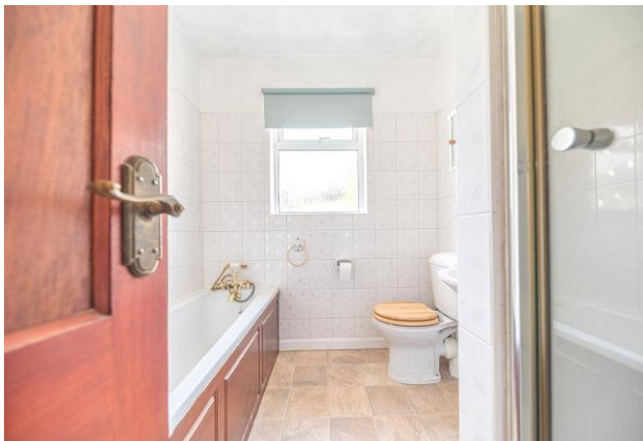
Services: Mains Water, Gas, Electric and Drainage. BT fibre broadband connected.

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
Very energy efficient - lower running costs		
(92-)	A	
(81-91)	B	
(69-80)	C	81
(55-68)	D	64
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 



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