



33 LANDSDOWN CLOSE, KENDAL, CUMBRIA, LA9 7SB  
**£330,000**

**MILNE MOSER**  
SALES + LETTINGS

33 LANDSDOWN CLOSE  
KENDAL  
CUMBRIA  
LA9 7SB



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GARAGE &  
PARKING

OVERVIEW

Owned and well maintained by the current vendors from new, this three bedroom link detached house is an excellent family home and has a great layout with excellent potential. The property already boasts a generous dining kitchen, good sized lounge and a conservatory. There are three bedrooms - two of which have fitted wardrobes and there is a modern wetroom. The plot is larger than expected with a wonderfully planted garden extending to the side and rear. Completing the picture is a larger than average garage and block paved driveway with additional off road parking, for a larger vehicle. Well located just off Valley Drive, Landsdown Close is convenient for the local primary school, bus routes and two local shops.

Gas central heating, UPVC double glazing throughout and no onward chain. The property was re-roofed in 2020.

ACCOMMODATION

From the front garden, a path leads to the UPVC double glazed door and into:

ENTRANCE HALL

Stairs lead to the first floor and there is a radiator, ceiling light and Open Reach point.

LOUNGE

10' 10" x 17' 9" (3.31m x 5.40m)

A UPVC double glazed window faces the front aspect and there are UPVC double glazed bi fold doors leading to the conservatory. Polished stone fire surround incorporating shelving and a corner





TV display surface. Dark wood display unit with cupboards under. Living flame gas fire, three wall lights, a ceiling light and two radiators.

**CONSERVATORY**

8' 8" x 9' 6" (2.65m x 2.90m)

A lovely addition to the property with views across the garden - perfect for bird and wildlife watching. UPVC double glazed to three sides with built in sun blinds, a polycarbonate roof and double doors leading to the patio. Two wall lights and an electric heater.

**KITCHEN DINER**

11' 5" x 17' 9" (3.47m x 5.40m) max

Formerly two rooms, the generous kitchen is now perfect for family dining and has dual aspect UPVC double glazed windows. Fitted with pine base and wall units, pale worktops and tiled splashbacks. Brown one and half bowl sink with drainer and waste disposal, integrated fridge and a five burner range cooker with hood above. Integrated combi microwave oven. Two radiators and two ceiling lights. There is a good sized cupboard under the stairs with wall light, hanging space for coats and Ideal boiler.

**LANDING**

UPVC double glazed window to the rear aspect. Built in cylinder cupboard with shelving, a radiator and ceiling light.

**BEDROOM**

11' 6" x 11' 5" (3.50m x 3.47m) max

UPVC double glazed window to the front elevation. Built in double wardrobe plus an additional slimline cupboard. Further storage to the over bed cupboards, bedside cabinets and single wardrobes. Access to the loft, a ceiling light and radiator.

**BEDROOM**

11' 1" x 9' 10" (3.38m x 2.99m)

The second double bedroom also has a built in double wardrobe, a ceiling light and radiator. UPVC double glazed window facing the front elevation.

**BEDROOM**

8' 1" x 7' 7" (2.46m x 2.30m)

UPVC double glazed window to the rear aspect. Recently re-decorated, there is a radiator and a ceiling light.



#### WETROOM

6' 5" x 6' 1" (1.97m x 1.85m)

A modern stylish wetroom with open shower area, a WC and vanity basin with a good range of cupboards beneath. Easy to maintain aqua-board to both the walls and ceiling, downlights, an extractor and a heated chrome towel rail. Frosted UPVC double glazed window, a radiator and mirror above the basin.

#### EXTERNAL

A credit to the owner, the gardens extend to the front, side and rear of the house and are beautifully laid out and planted. There are lawned areas - perfect for play or pets, mature borders interspersed with flowering shrubs and ornamental trees. The pond has a rockery waterfall feature and there are pretty pergolas intertwined with clematis. A patio adjacent to the conservatory provides a seating area and there are external sockets and a tap. A double driveway to the front leads to the garage.

#### GARAGE

9' 0" x 20' 7" (2.75m x 6.29m)

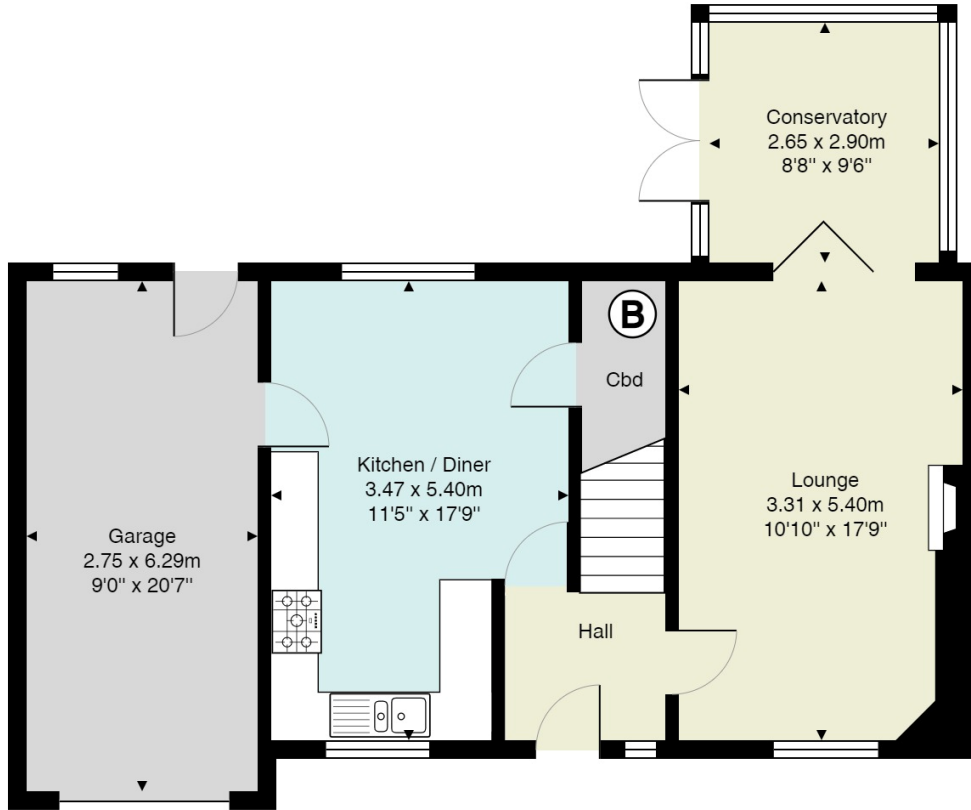
Longer than average, the garage has an electric roller door and pedestrian door to the rear along with a frosted UPVC double glazed window. Power and light are connected and there is plumbing for a washing machine. Additional storage has been created within the roof space.

#### DIRECTIONS

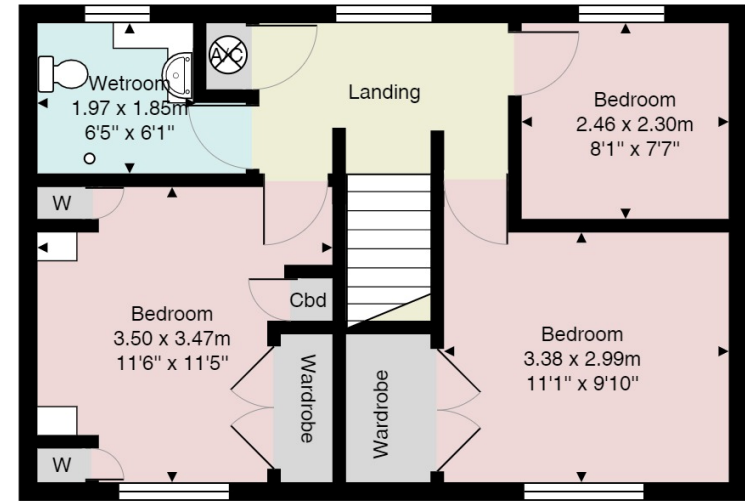
Leaving Kendal on Aynam Road, stay to the left and continue onto Lound Road. Turn left at the traffic lights onto Parkside Road, passing Netherfield Cricket Club on the left hand side. At the traffic lights turn right onto Valley Drive. As Valley Drive merges with Lingmoor Rise, continue to the left on Valley Drive with Landsdown Close being the first turning to the left. The property is located to the right hand side.

[what3words.com/vanish.glove.eagles](http://what3words.com/vanish.glove.eagles)





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 Gas, Electric, Drainage and Water

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](http://www.ofcom.org.uk/phones-telecoms-and-internet/coverage)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



**ARRANGE A VIEWING**

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# MILNE MOSER

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