



23 CALDER DRIVE, KENDAL, CUMBRIA, LA9 6LS
£275,000

MILNE MOSER
SALES + LETTINGS

23 CALDER DRIVE
KENDAL
CUMBRIA
LA9 6LS



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GARAGE &
PARKING

OVERVIEW

Having a generous plot with ample parking and turning to the front and side, this two bedroom detached bungalow is a real find. Available with no onward chain, the level accommodation has a lounge diner with pleasant view, a well fitted kitchen with dining breakfast bar and a modern bathroom. Both bedrooms are doubles and there is lots of built in storage throughout. Externally, the enclosed rear garden slopes to an upper patio which has open views over Kendal towards Serpentine Woods and distant hills. Gas centrally heated and UPVC double glazed, the property also has Solar panels installed with battery storage. A viewing is highly recommended.

ACCOMMODATION

From the generous driveway, a UPVC double glazed door with stained glass panes leads into:

KITCHEN DINER

9' 8" x 18' 6" (2.95m x 5.63m)

A light bright room with UPVC double glazed windows to the side and one to the front - all with pleasant outlooks. Fitted with cream shaker style base and wall units, corner carousel and pan drawers. Gas hob with canopy above, an electric oven and integrated fridge freezer. Marble effect worktops, tiled splashbacks and a one and a half bowl sink with drainer. The Viessmann boiler is concealed to a wall cupboard. A breakfast bar has been created with a dresser style unit behind and there is a useful built in cupboard. Two ceiling lights.





LOUNGE DINER

9' 8" x 21' 1" (2.95m x 6.42m)

UPVC double glazed patio doors to the front garden and there is a pleasant rooftop view. Two ceiling lights, a radiator and a further UPVC double glazed window to the side. Tv point and phone/internet socket.

INNER HALLWAY

Cheery painted doors lead to the two bedrooms, bathroom and cupboards. A large walk in cupboard with shelving and hanging for coats plus a further deep narrow cupboard and slimline cupboard. Access to the loft and a ceiling light.

BEDROOM

9' 9" x 14' 9" (2.98m x 4.49m)

UPVC double glazed window overlooking the pretty rear garden. Ceiling light and a radiator.

BEDROOM

9' 9" x 10' 10" (2.98m x 3.29m)

Also to the rear of the bungalow, the second double bedroom has a ceiling light, radiator and UPVC double glazed window.

BATHROOM

6' 7" x 6' 2" (2.01m x 1.87m)

Frosted UPVC double glazed window to the side aspect. Fitted with a white bath with central taps, shower above and glass screen, a WC and pedestal wash hand basin. Fully tiled, there is a chrome heated towel rail, an extractor and a ceiling light.

EXTERNAL

Positioned on a generous plot which extends to the side, the bungalow boasts parking and turning for several vehicles. Space to the front and side is lined with hedges and mature trees, including magnolia, apple and pear. Access to the rear garden is through the garage. Adjacent to the bungalow is a patio area and steps lead up past veg beds and greenhouse. Flower and shrubs borders line the path and there is an upper patio with fantastic views over Kendal towards Serpentine Woods and distant hills.



GARAGE

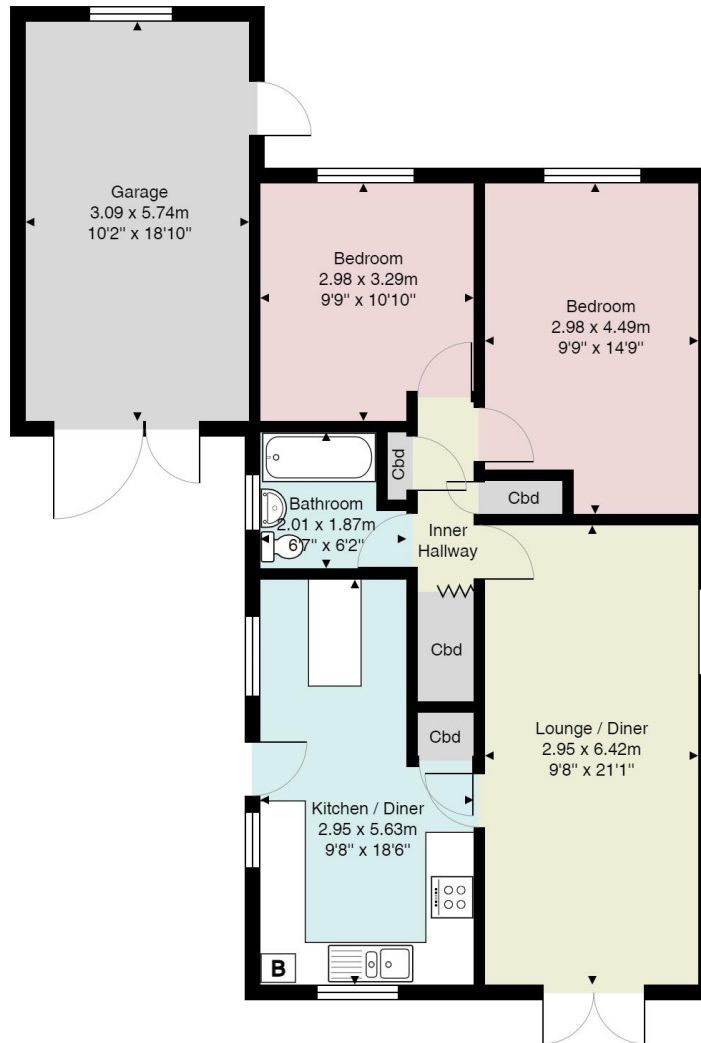
10' 2" x 18' 10" (3.09m x 5.74m)

Accessed via split doors at the front, the garage has water, power and light connected and is fitted with kitchen units including a washing machine recess and stainless steel sink unit. The garage also houses the Solar panel inverter and storage batteries. A pedestrian door leads to the rear garden

DIRECTIONS

Leaving Kendal on Sedbergh Road, turn left onto Sandylands Road and then right onto Peat Lane. Turn right again onto Calder Drive and the property is located to the left hand side.
what3words///will.bunny.flown





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 Sewerage. Solar panels with battery storage installed

Tenure: Freehold

Council Tax Band: C

Since the EPC was commissioned the Solar panels have been installed.

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	87
(69-80)	C	69
(55-68)	D	
(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

To arrange your viewing contact our Kendal Team:

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