



10 FINLEY CLOSE, KENDAL, CUMBRIA, LA9 6DW  
**£310,000**

**MILNE MOSER**  
SALES + LETTINGS



10 FINLEY CLOSE  
KENDAL  
CUMBRIA  
LA9 6DW



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GARAGE &  
PARKING

#### OVERVIEW

Located to a cul de sac with supermarkets, secondary school and amenities close by, this semi-detached house has been extended at the rear and is an ideal family home.

The bay windowed lounge has a cosy wood burner and there is an excellent family/dining room - perfect for multiple generations all under one roof. The kitchen has been extended creating a lovely vaulted ceiling space with modern units and built in appliances. On the first floor are three bedrooms plus a bathroom. Off road parking is to the front and there is a driveway at the side leading to the garage. The rear garden is enclosed and there is a shed. Available with no onward chain, the property is gas centrally heated and UPVC double glazed.

#### ACCOMMODATION

A UPVC double glazed door at the side leads into:

#### HALL

Wood flooring, a radiator and ceiling light. Stairs with storage beneath lead to the first floor.

#### LOUNGE

13' 10" x 11' 6" (4.22m x 3.48m) into bay

A UPVC double glazed bay window faces the front aspect. A wood burner set on a stone hearth provides a focal point and there is a ceiling light and radiator.







#### FAMILY/DINING ROOM

13' 10" x 11' 11" (4.22m x 3.63m) max

A versatile room with a UPVC double glazed window to the side and folding wood and glazed doors to the kitchen diner. Black fire surround with marble style inset and plinth and a living flame gas fire. Ceiling light and a vertical radiator.

#### KITCHEN DINER

10' 9" x 15' 10" (3.29m x 4.81m)

A lovely room with vaulted ceiling, three Velux rooflights and UPVC double glazed windows to the side and rear. Fitted with mid oak base and wall units with green slate worktops and upstands. Stainless steel one and half bowl sink with drainer, a seven burner range cooker with large canopy above, an integrated fridge freezer and a dishwasher. Plinth lighting, under unit lighting, a radiator, under floor heating and ceiling light. The dining area is semi divided from the kitchen space and there is a frosted UPVC double glazed external door and window at the side.

#### LANDING

Having access to the loft and a built-in boiler cupboard with shelving. Ceiling light.

#### BEDROOM

13' 10" x 11' 7" (4.22m x 3.52m) into bay

A UPVC double glazed bay window to the front elevation. A nice sized double bedroom with a ceiling light and radiator.

#### BEDROOM

7' 10" x 12' 0" (2.39m x 3.65m) including wardrobe

UPVC double glazed window to the rear aspect. Built-in double wardrobe with mirrored sliding doors and shelving, a ceiling light and radiator. Laminate flooring.

#### BEDROOM

5' 8" x 10' 2" (1.72m x 3.10m) max

UPVC double glazed window to the rear elevation. Radiator, ceiling light and cheerful feature papered wall.





#### BATHROOM

5' 5" x 6' 2" (1.64m x 1.89m) max

Frosted UPVC double glazed window. Fitted with a white suite comprising bath with jets and a shower above, a wash hand basin and WC. Fully tiled walls, an inset mirror and downlights to the ceiling. Chrome heated towel rail and an extractor.

#### EXTERNAL

At the front of the house is off road parking for two cars. The drive at the side is gated and leads to the garage and rear garden. The rear garden is enclosed and has a lawn, block paved patio close to the house, an external tap and light. There is a garden shed and the garage has double doors and a window.

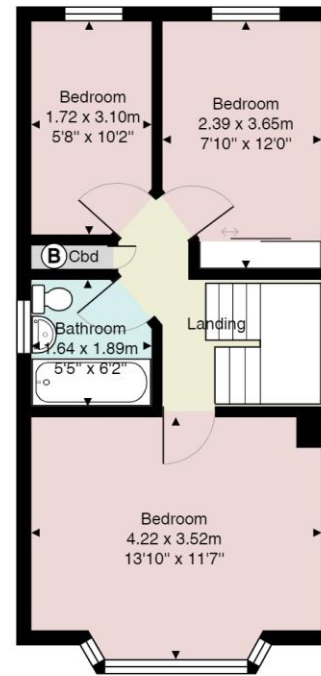
#### DIRECTIONS

Leaving Kendal on Shap Road, proceed through the traffic lights at Mintsfeet and on towards White Stiles petrol station. Finley Close is the second left after the petrol station and prior to the traffic lights at Sainsburys. The property is located to the left hand side. [what3words:///elect.adhesive.pins](#)





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: C

EPC Grading: 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
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 



#### ARRANGE A VIEWING

To arrange your viewing contact our Kendal Team:

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