



14 KILLINGTON DRIVE, KENDAL, CUMBRIA, LA9 7NY
£295,000

MILNE MOSER
SALES + LETTINGS

14 KILLINGTON DRIVE
KENDAL
CUMBRIA
LA9 7NY



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GARAGE &
PARKING

OVERVIEW

Located in a cul de sac on the ever popular Heron Hill development, this semi-detached dormer bungalow will appeal to a range of buyers. Those looking for one level living will find the ground floor bedroom and modern wet room ideal, whilst families will appreciate the good sized enclosed garden, dining kitchen and conservatory. To the first floor are two further bedrooms - both with views to the front. Gas centrally heated and UPVC double glazed throughout, the property also boasts a garage and generous parking. A great location for primary and secondary schools, Asda, local shop and Westmorland General Hospital. Oxenholme Station for the Westcoast Mainline is a short distance away and there are regular bus routes through the development.

ACCOMMODATION

Approaching over the driveway to the side of the property, a UPVC door leads into:

HALL

A welcoming entrance with stairs leading to the first floor, a radiator and ceiling light. A frosted UPVC double glazed window and built-in cupboard under the stairs.

LOUNGE DINER

10' 10" x 17' 3" (3.30m x 5.26m)

Overlooking the front garden, the lounge diner has a UPVC double glazed window, and a living flame gas fire set to a marble and brass surround. Ceiling light with rose, coving and a radiator. Wall light.





KITCHEN DINER

14' 9" x 7' 3" (4.51m x 2.22m)

Two UPVC double glazed window face into the conservatory and there is a connecting door. Fitted with oak style base and wall units, green worktops and a one and a half bowl sink with drainer. Gas hob with hood above, an electric oven and integrated fridge freezer. Plumbing for a washing machine and space for a dining table. Tiled splashbacks, two ceiling lights and a radiator.

CONSERVATORY

12' 11" x 7' 3" (3.94m x 2.21m)

Having UPVC double glazed window to three sides, double doors leading to the garden and a polycarbonate roof. Radiator.

BEDROOM

10' 4" x 11' 3" (3.15m x 3.43m) max

UPVC double glazed window to the front aspect. Two built-in single wardrobes with overhead storage above the bed area, a radiator and ceiling light.

WET ROOM

Updated in recent years, the wet room has an open shower area, a concealed cistern WC and vanity wash hand basin. There is both aqua board and tiling to the walls, a wall cupboard, chrome heated towel rail and an extractor. Downlights to the ceiling and a frosted UPVC double glazed window.

LANDING

Ceiling light.

BEDROOM

13' 9" x 9' 8" (4.20m x 2.94m) max

A UPVC double glazed dormer window faces the front aspect and has a pleasant outlook over rooftops towards hills and countryside. Good sized built in cupboard housing the Vaillant boiler. Radiator, ceiling light and further UPVC double glazed window to the side.

BEDROOM

7' 8" / 4' 9" x 10' 4" / 6' 8" (2.35m / 1.45m x 3.16m / 2.03m)

Also facing the front and benefitting from the view, the third bedroom and a UPVC double glazed dormer window, a radiator and ceiling light. Built-in cupboard with access to eaves.



EXTERNAL

To the front of the property is a well maintained lawn edged with an evergreen border. A driveway at the side provides tandem parking for several cars and access to the garage. A gate leads into the rear garden and there is an outhouse with space for a dryer if required. The rear garden is enclosed and has a level lawn, borders, a patio and further gravelled seating area. There is a view between houses, a tap and the garden shed is to stay.

GARAGE

9' 6" x 16' 2" (2.9m x 4.93m)

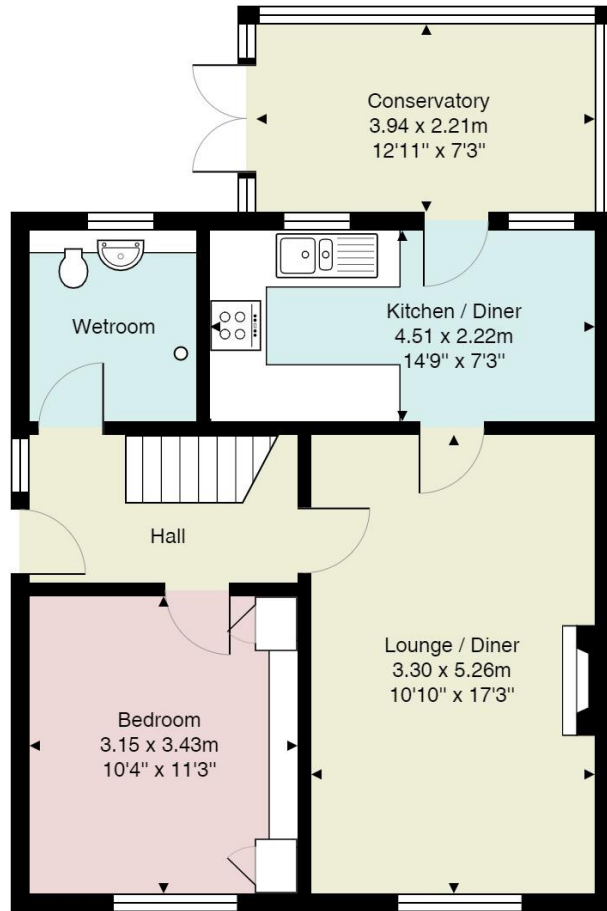
Having an up and over door and a UPVC double glazed window. Power and light.

DIRECTIONS

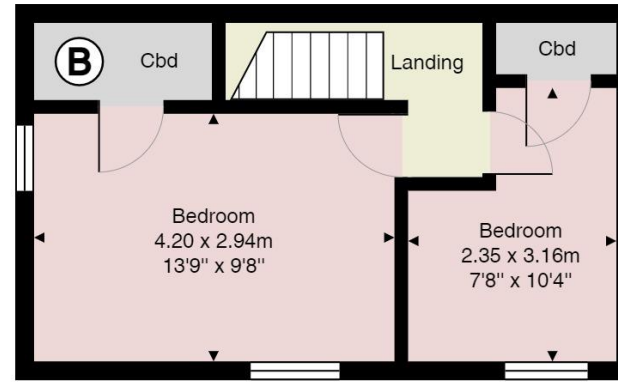
Leaving Kendal on Burton Road, continue past the Leisure Centre and then sharp left at the traffic lights onto Heron Hill. Turn right by the shop onto Esthwaite Avenue and continue up the hill. As the roads levels out, Killington Drive is a turning to the right hand side with number 14 being to the right hand side.

what3words:///leaps.race.rents





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

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		
(69-80) C		80
(55-68) D	57	
(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

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