



60 LOUND ROAD, KENDAL, CUMBRIA, LA9 7DZ
£280,000

MILNE MOSER
SALES + LETTINGS

60 LOUND ROAD
KENDAL
CUMBRIA
LA9 7DZ



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OVERVIEW

Immaculate both inside and out, this three bedroom mid terraced house is presented ready to move into. The current owner has seamlessly blended modern fittings with period features creating a warm and welcoming home. The ground floor has been opened up with a lounge dining space having a wood burner and feature bay window. The kitchen has integrated appliances and there are three bedrooms over the first and second floors. The bathroom boasts a four piece suite - perfect for busy families. Externally, the courtyard garden is enclosed and there is external lighting and a good sized outhouse, ideal for outdoor gear and garden tools. UPVC double glazed windows throughout and gas centrally heated, the property must be viewed to fully appreciate.

ACCOMMODATION

Approaching across the well maintained forecourt at the front, a painted period style door leads into:

HALL

A welcoming entrance with feature wallpaper continuing up the stairs and into the landing. Original features, hanging space for coats and a low level cupboard. Radiator and a ceiling light. An attractive stripped wood period door leads to the dining area.

DINING AREA

11' 7" x 12' 0" (3.54m x 3.65m) max

Being open to the lounge area, the dining space has a UPVC double glazed window fitted with plantation shutters facing the rear aspect, a ceiling light and radiator. A Morso wood burner provides a focal point and is set to a slate hearth with original style





alcove cupboard adjacent. A good sized cupboard under the stairs provides vital storage and has hanging space for coats and a light.

LOUNGE

11' 11" x 13' 7" (3.62m x 4.15m) max

A UPVC double glazed bay window with ensures the lounge is light and bright and there is a contemporary vertical radiator and a ceiling light. The bay window is fitted with plantation shutters.

KITCHEN

6' 11" x 14' 0" (2.10m x 4.26m)

Two UPVC double glazed window face into the courtyard garden and there is a wooden glazed door. Fitted with oak style base and wall units, pale quartz worktops and a stainless steel one and a half bowl sink with drainer. Tiled splashbacks, a gas hob with canopy above, an electric oven and combination microwave. Integrated fridge freezer and dishwasher. Plumbing for a washing machine, a vertical contemporary radiator, downlights to the ceiling and a plinth/kickboard heater.

LANDING

Semi divided into two spaces, the landing has a stained glass skylight allowing natural light in and two ceiling lights. A staircase continues to the second floor.

BATHROOM

7' 0" x 12' 4" (2.13m x 3.77m)

A good sized bathroom, fitted with a four piece suite comprising quadrant shower cubicle with both fixed head and riser spray, a bath, WC and pedestal wash hand basin. Tongue and groove panelling to the walls, a white heated towel rail, ceiling light and Extractor. Frosted UPVC double glazed window to the rear elevation with cupboard beneath. The Worcester boiler is housed in a cupboard.

BEDROOM

14' 4" x 10' 2" (4.37m x 3.11m) max

UPVC double glazed window facing the front aspect with outlook across the road towards trees and the river. Two double built in wardrobes, a ceiling light and radiator. The window is fitted with plantation shutters and there is a cupboard under the stairs.



BEDROOM

8' 4" x 12' 1" (2.53m x 3.67m)

UPVC double glazed window to the rear elevation and fitted with plantation shutters. Also a double bedroom, there is a ceiling light and radiator.

BEDROOM

14' 0" x 12' 8" (4.27m x 3.86m) max

Within the roof space, the third bedroom has three Velux rooflights - all with blinds fitted, downlights to the ceiling and built in eaves storage.

EXTERNAL

Attractive iron railing and gates enclose the gravelled front forecourt. The rear courtyard is a true delight. Block paved for ease, there is perimeter fencing with lighting and a gate leading to the rear lane. Space for pots and furniture, it is the perfect space for entertaining and dining. A wood store and tap are adjacent to the back door. The rear garden was formerly used for parking and could be easily reinstated.

OUTHOUSE

7' 6" x 7' 3" (2.28m x 2.20m)

A useful space with light, power and shelving.

DIRECTIONS

Leaving Kendal on Aynam Road, continue to the left onto Lound Road and straight through at the traffic light. Number 60 is located to the left hand side just prior to Garden Road.
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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. FTTP Fibre Broadband connected

Tenure: Freehold

Council Tax Band: B

EPC Grading: E. Since the EPC was commissioned further improvements have been made

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		78
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



ARRANGE A VIEWING

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