



80 WINDERMERE ROAD, KENDAL, CUMBRIA, LA9 5EZ
£475,000

MILNE MOSER
SALES + LETTINGS

80 WINDERMERE ROAD
KENDAL
CUMBRIA
LA9 5EZ



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GARAGE

OVERVIEW

Having open far reaching views across Kendal towards Lakeland Fells to the front and field and fell views to the rear, 80 Windermere Road is a traditional Victorian semi-detached house with a wealth of character features, sympathetically retained and combined with modern decor. The accommodation is over three floors and well balanced - the ground floor has an elegant living room with bay window and there is a dining room. The kitchen has an adjoining utility room and there is a ground floor cloakroom. The bedrooms are over the first and second floors with two impressive sized double bedrooms (one ensuite), a further double with lovely views and a fourth bedroom/study. There is a shower room on the first floor. Aside from the generous accommodation, the property also has a pretty rear garden with open fields behind, a front garden plus a garage. A great location with countryside walks on the doorstep, within easy reach of Kendal town centre and the wider Lakes and A591 via car or public transport.

ACCOMMODATION

A path and steps lead to the period front door with restored stained glass panel.

HALL

The character features are in abundance within the hallway - exposed wood floorboards, coving, cornicing and deep skirting boards are all retained and there is a radiator and two ceiling lights. Stairs lead to the first floor.





LIVING ROOM

12' 1" x 14' 2" (3.68m x 4.31m) into bay

A lovely bright room with double glazed bay window overlooking rooftops towards hills and countryside. An Esse woodburner is set to a slate hearth, wood mantel above and alcove shelving adjacent. Ceiling light, radiator and character features.

DINING ROOM

11' 9" x 12' 11" (3.58m x 3.94m)

Overlooking the rear garden towards fields and fell, the dining room has exposed wooden floorboards, a period alcove cupboard with shelving and a wooden fire surround, tiled inset and a woodburner. Window, a ceiling light, radiator and retained character features. A generous cupboard under the stairs has a window, a ceiling light and hatch to the under house crawl space. Vaillant boiler.

REAR HALL

The exposed wooden floorboards continue from the main hallway and there is a radiator and ceiling light.

KITCHEN

9' 3" x 13' 10" (2.82m x 4.22m)

UPVC double glazed window to the side aspect. Fitted with cream shaker style base and wall units, wood block worktops, tiled splashbacks and a white one and a half bowl sink with drainer. Gas hob with downlight above, a double oven and grill, integrated dishwasher and space for a fridge freezer. Tiled floor and three ceiling lights.

UTILITY ROOM

9' 2" x 8' 4" (2.79m x 2.54m)

A practical space with a tiled floor, stainless steel sink, wood block worktops and plumbing for a washing machine. A UPVC double glazed window faces the side aspect with pleasant view and there is an external stable door. Built in cupboard and a ceiling light.

WC

A must for busy families, the ground floor WC has a tiled floor, high level WC and a ceiling light.

LANDING

A lovely feature stained glass window allows natural light to flood into the landing. The stairs continue to the second floor and is a radiator and ceiling light.



BEDROOM

15' 1" x 10' 11" (4.59m x 3.33m)

Two double glazed windows with secondary units face the front aspect. There is a fantastic view across to Lakeland Fells and open countryside. A good sized double bedroom with two radiators, a ceiling light and character features. A large cupboard over the stairs has a hanging rail, hooks, shelves, a light and borrowed light window from the landing.

BEDROOM

9' 9" x 9' 9" (2.97m x 2.97m)

Looking onto the fell and fields at the rear, the second first floor bedroom is also a double and has a radiator, ceiling light and double glazed window. Built in under stair cupboard with shelf, hanging rail and hooks.

SHOWER ROOM

5' 0" x 6' 7" (1.51m x 2.00m)

Frosted UPVC double glazed window to the side aspect. Quadrant cubicle, a pedestal wash hand basin and WC. There is tiling to the walls, a heated chrome towel rail, ceiling light and extractor.

SECOND FLOOR LANDING

Ceiling light.

BEDROOM

15' 0" x 14' 3" (4.56m x 4.35m)

Located partially within the roof space, the third double bedroom has a UPVC double glazed window to the side, fitted with shutters and having a view towards Lakeland Fells. Ceiling light and a radiator.

ENSUITE

7' 9" x 12' 1" (2.36m x 3.68m) max

A large ensuite fitted with a roll top freestanding bath with mixer attachment, a WC and pedestal wash hand basin. Period style radiator, tongue and groove panelling to the walls, a ceiling light and wall light and access to the loft space. Good sized built in cupboard and a part frosted UPVC double glazed window.

BEDROOM/STUDY

6' 7" x 9' 9" (1.99m x 2.97m)

Rooflight with inset blind to the rear. Ceiling light, radiator and laminate wood flooring.





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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	





EXTERNAL

The front garden is lawned and gently slopes down to Windermere Road, shrubs and borders provide year round interest and there is a shared driveway at the side between 80 and 82 leading to the garage. The rear garden is bounded by open fields and is lawned with cottage style perennial borders, raised veg beds and a deck from which to admire the view. Enclosed by walling and fencing.

GARDEN ROOM

7' 0" x 6' 2" (2.15m x 1.88m)

A versatile space which could be converted to a home office or studio. There is a UPVC double glazed window and a ceiling light.

GARAGE

Having double doors, two window and approximate internal measurement of 9' 0" x 18'0" (2.74m x 5.49m)

DIRECTIONS

Leave Kendal on Windermere Road proceeding up the hill and through the crossroads with Queens Road. As the road levels out, number 80 is located to the left hand side nearly opposite the turning to Underley Avenue.

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GENERAL INFORMATION

Services: Mains Water, Gas, electric and Drainage

Tenure: Freehold. There is a shared driveway to the side of the property with joint responsibility for maintenance. The property owns a share in the field to the rear along with other residents of Windermere Road.

Council Tax Band: E

EPC Grading: E. Since the EPC was commissioned 5 windows have been replaced with UPVC



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MILNE MOSER

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