



8 WINTERGREEN CLOSE, KENDAL, CUMBRIA, LA9 7FN
£425,000

MILNE MOSER
SALES + LETTINGS

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OVERVIEW

Located on the fringes of Kendal on the popular Beeches development built by Story Homes, this detached dormer bungalow is on a good sized plot towards the head of a cul de sac. The versatile layout will appeal to families and those looking for one level living and the accommodation is well proportioned throughout. The ground floor has a well fitted kitchen diner, a lounge with door to the garden plus two bedrooms and a shower room. Moving to the first floor is the main bedroom and ensuite. There is ample built in storage throughout and the property is neutrally decorated. Externally, the property lies on a good size plot with plenty of off road parking, a garage and a pretty garden. A great opportunity to purchase a modern bright home close to amenities and transport links.

ACCOMMODATION

A part double glazed door leads into the entrance hallway.

HALLWAY

A good sized hallway with benefitting from natural light from the UPVC double glazed window on the stairwell. LVT flooring, a radiator and two ceiling lights. Built in under stair cupboard with light.

LOUNGE

14' 5" x 13' 2" (4.40m x 4.02m)

Overlooking the pretty rear garden and mature trees, the lounge has a very private feel, LVT flooring, a ceiling light and radiator. A UPVC double glazed door leads to the rear and there is a further UPVC double glazed window.





KITCHEN DINER

9' 6" x 12' 11" (2.89m x 3.94m)

UPVC double glazed window looking across the cul de sac to the front towards green space and trees. Fitted with oak style base and wall units, speckled worktops and a stainless steel sink with drainer. Gas hob with canopy over, an electric oven and a fridge freezer. Plumbing for a washing machine, Worcester boiler concealed in a wall cupboard, under unit lighting, a ceiling light and radiator.

BEDROOM

10' 7" x 9' 0" (3.23m x 2.75m)

UPVC double glazed window facing the front aspect. Ceiling light and a radiator.

BEDROOM

10' 8" x 9' 11" (3.26m x 3.03m)

Overlooking the rear garden, this double bedroom has a UPVC double glazed window, LVT flooring, a ceiling light and radiator.

SHOWER ROOM

9' 6" x 6' 2" (2.89m x 1.88m)

Frosted UPVC double glazed window to the side. Fitted with a fully tiled, double shower enclosure, a pedestal wash hand basin and a WC. Downlights, a radiator and an extractor.

LANDING

UPVC double glazed window to the side elevation. Radiator and a ceiling light. A generous walk in cupboard has a light - 8' 4" x 3' 11" (2.55m x 1.19m).

BEDROOM

11' 9" x 14' 8" (3.59m x 4.48m)

Two Velux rooflights to the rear aspect. Good sized cupboard over the stairs with a light, a radiator and ceiling light.

ENSUITE

4' 2" x 11' 5" (1.27m x 3.49m)

Frosted UPVC double glazed window to the side elevation. Shower cubicle, a pedestal wash hand basin and WC. Tiling to the walls, a radiator and downlights. Extractor and a shaver point.

EXTERNAL

Sitting on a generous plot, the property has a block paved driveway, edged with grass and evergreens. There is access to the detached garage. Gates at either side lead to the rear garden. The rear garden is over two levels with a lawn and patio closer to the property and a decked walkway leading to the lower lawn, pond, garden shed and summerhouse. Sleeper edged beds planted with acers and



ornamental shrubs and there is an apple tree. External light and tap. There is a further area to the side of the garage with two additional sheds.

SUMMERHOUSE

11' 6" x 7' 7" (3.51m x 2.31m)

A lovely addition to the garden with large windows and glazed doors. Power and light are connected.

GARAGE

9' 4" x 17' 11" (2.84m x 5.46m)

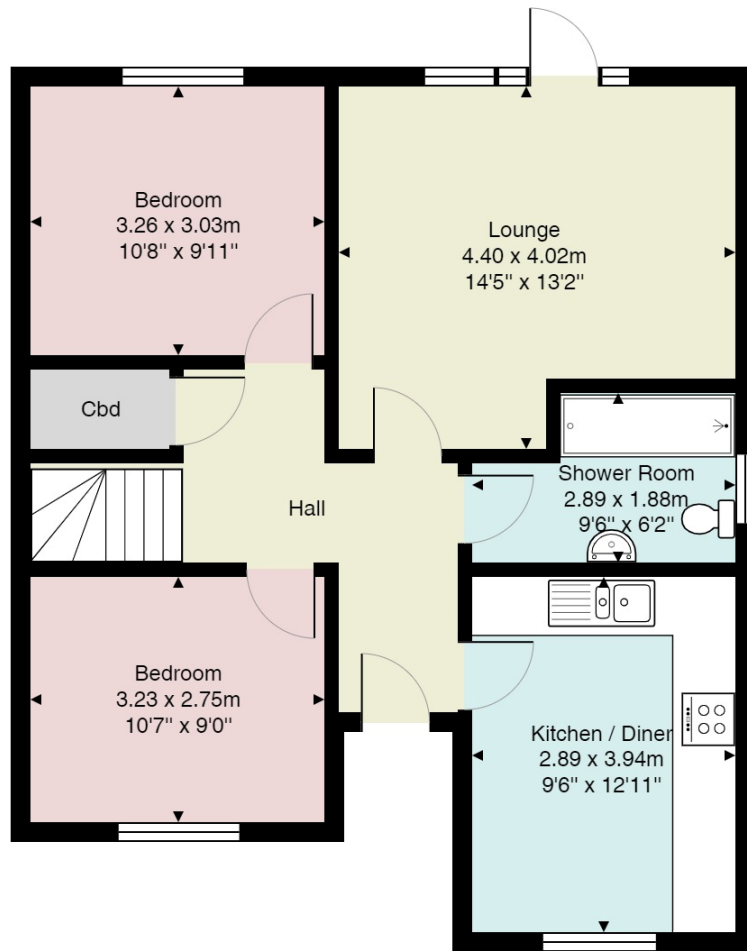
Electric up and over door, power and light. Pedestrian door at the rear.

DIRECTIONS

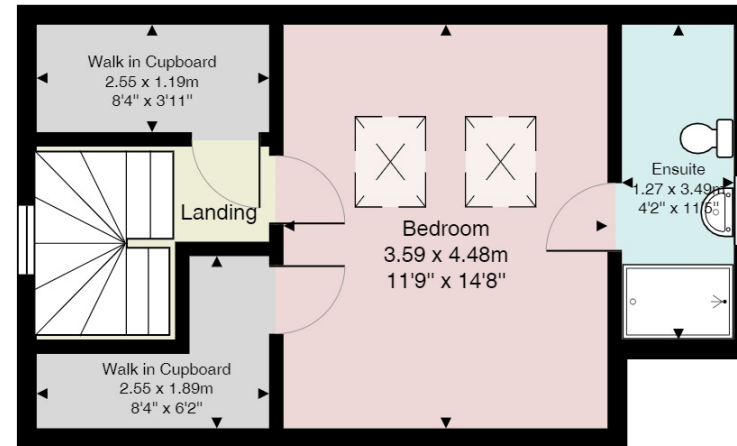
Leaving Kendal on Natland Road, proceed past the business park and former K shoes/Clarks factory. Turn left onto The Beeches development. Follow Beechnut Road, turning left onto Wintergreen Lane and then left again onto Wintergreen Close. The bungalow is located towards the end of the cul de sac to the right hand side.

what3words///tell.crunch.margin





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: E

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		92
(81-91) B	82	
(69-80) C		
(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

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