



31 FOWL ING LANE, KENDAL, CUMBRIA, LA9 6HB  
**£300,000**

**MILNE MOSER**  
SALES + LETTINGS

31 FOWL ING LANE  
KENDAL  
CUMBRIA  
LA9 6HB



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GARAGE &  
PARKING

OVERVIEW

Within walking distance of schools, supermarkets and amenities, this extended semi-detached house is available with no onward chain and worthy of internal viewing. A wonderful family dining space has been created at the rear of the house with access to the garden and the three bedrooms feel well balanced. Recently redecorated and fitted with oak veneer doors throughout, the property is ready to move into. There is a WC/laundry plus storage on both the ground floor and first floor. The rear garden is a good size and there is a garage with rear store/workshop and driveway parking. Gas centrally heated and UPVC double glazed.

ACCOMMODATION

From the front garden and driveway, a composite front door leads into:

HALL

Stairs lead to the first floor and there is a radiator, ceiling light and telephone point. An attractive oak veneer door leads to the lounge.

LOUNGE

15' 4" x 12' 4" (4.68m x 3.77m) max

UPVC double glazed picture window faces the front aspect with outlook across to gardens opposite. A multi fuel stove is set to a slate plinth and there is a television point, ceiling light and radiator. Open Reach router.





#### FAMILY KITCHEN DINER

KITCHEN 13' 3" x 8' 1" (4.03m x 2.47m)

DINING AREA 13' 1" x 9' 0" (4.00m x 2.73m)

Extended at the rear with a vaulted dining area, this excellent space has UPVC double glazed windows facing the side and rear and French doors leading to the rear garden. The kitchen area is fitted with cream shaker style base and wall units with wood block worktops and Italian marble tiled splashbacks. Black one and a half bowl sink with drainer, an integrated dishwasher, four ring domino hob with wide canopy above and an electric double oven. There are downlights, corner uplighters, a radiator and television point. There is an understairs pantry/cupboard with frosted UPVC double glazed window and shelving.

#### WC/LAUNDRY

4' 11" x 4' 8" (1.49m x 1.41m)

Accessed via an oak style pocket door. A UPVC double glazed window, WC and corner hand basin. There is plumbing for a washing machine, wall mounted Worcester boiler, extractor and a ceiling light.

#### LANDING

A UPVC double glazed window faces the side aspect. Built-in shelved cupboard with a radiator, a ceiling light and access to the loft

#### BEDROOM

9' 10" x 12' 4" (3.00m x 3.77m) max

Facing the front aspect with pleasant outlook over gardens, the largest bedroom has a ceiling light, radiator and television point. UPVC double glazed window.



#### BEDROOM

8' 11" x 8' 1" (2.72m x 2.47m)

The second double bedroom has a UPVC double glazed window with view towards Spital Park green between houses. There is a ceiling light, radiator and a television point.



#### BEDROOM

8' 4" x 8' 8" (2.55m x 2.63m)

Also facing the front with view over gardens, the third bedroom has a radiator, ceiling light, television point and UPVC double glazed window.

#### BATHROOM

9' 2" x 4' 9" (2.80m x 1.44m)

Fitted with a modern suite comprising pedestal wash hand basin, a WC and P-shaped shower bath with curved screen and Italian marble tiling above. There is a ceiling light, extractor and a chrome heated towel rail. Frosted UPVC double glazed window.

#### EXTERNAL

The front garden is lawned with hedging and walling bounding the pavement. To the side is driveway parking leading to the garage. The rear garden is accessed via a gate and is a good size. There are two sheds, generous lawn space and a patio adjacent to the house. External tap.

#### GARAGE

8' 1" x 15' 1" (2.46m x 4.60m)

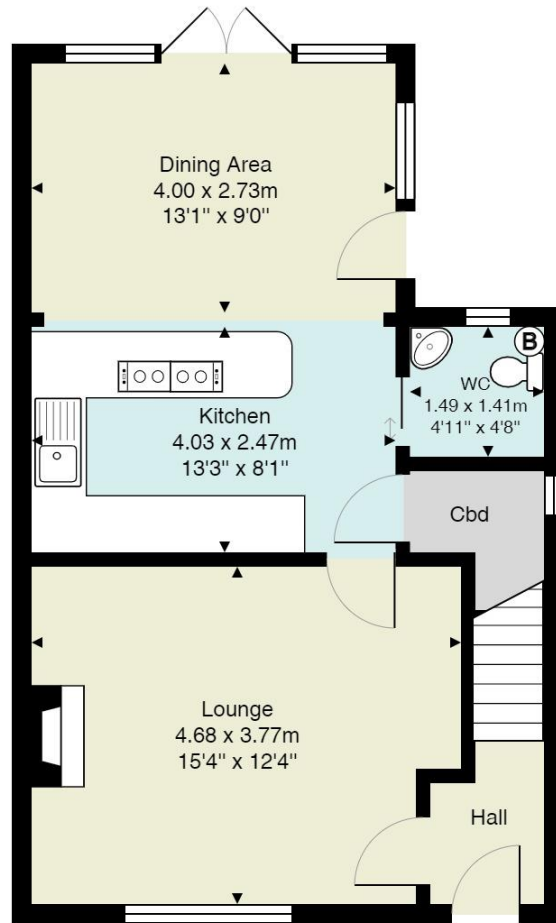
Up and over door and two UPVC double glazed windows. There is a store/workshop at the rear with UPVC double glazed door and window.

#### DIRECTIONS

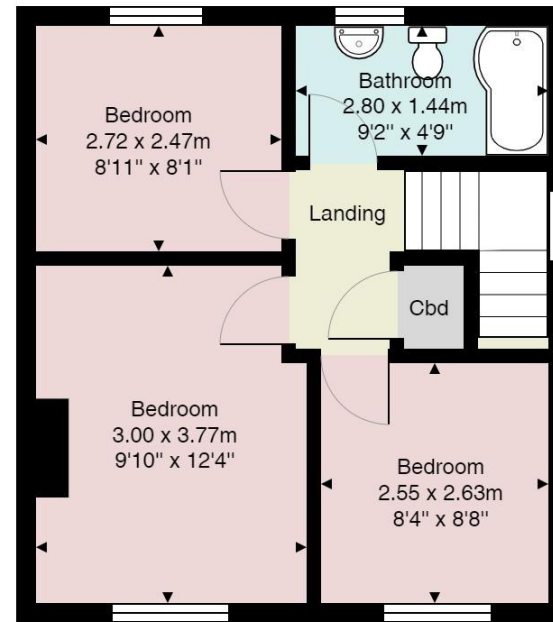
From Kendal Station proceed on Shap Road, turning right at The Duke of Cumberland onto Appleby Road. Pass Sandylands Road and Pixel Mill. Turn right by J A Gardners Garage onto Fowl Ing Lane. The property is located to the left hand side three quarters of the way along the road.

[what3words.com/bags.honest.yesterday](http://what3words.com/bags.honest.yesterday)





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 Electric, Drainage, Gas, and Water

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](http://www.ofcom.org.uk/phones-telecoms-and-internet/coverage)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	<b>83</b>
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	<b>61</b>
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 



**ARRANGE A VIEWING**

To arrange your viewing contact our Kendal Team:

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SALES + LETTINGS

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