



9 DOVE NEST LANE, ENDMOOR, KENDAL, CUMBRIA, LA8 0EY  
**£275,000**

**MILNE MOSER**  
SALES + LETTINGS

9 DOVE NEST LANE  
ENDMOOR  
KENDAL  
LA8 0EY



2



1



1



GARAGE &  
PARKING

#### OVERVIEW

Having lovely views to the front, this two bedroom detached bungalow is perfect for those looking to downsize. The level accommodation has a good sized lounge diner facing towards open fields, a kitchen, bathroom with white suite and two bedrooms overlooking the rear garden. There are pleasant garden areas to the front and rear plus driveway parking and a garage. Well located for the amenities of Endmoor including renowned bakery, a club, bowling green, tennis courts, village hall and excellent access to bus routes and road networks. The property is gas centrally heated and UPVC double glazed and available with no onward chain.

#### ACCOMMODATION

The property can be accessed via the front or driveway at the side. A decked non slip ramp at the side leads to the kitchen door.

#### HALL

A having a generous built in coat cupboard, a ceiling light and radiator. Stripped and varnished wooden floorboards.

#### LOUNGE DINER

11' 4" x 16' 2" (3.46m x 4.92m)

A good sized room with large UPVC double glazed window overlooking open fields and the bowling green. White fire surround with marble style inset and an electric fire. Telephone point, a radiator and television cabling. Ceiling light and stripped varnished wooden floor.





#### INNER HALL

Having loft access and a ceiling light.

#### KITCHEN

8' 4" x 9' 9" (2.54m x 2.96m)

A UPVC double glazed window at the side aspect and external UPVC double glazed door. Fitted with cream farmhouse base and wall units, green worktops and a stainless steel sink with drainer. There is an electric hob with hood above, an electric oven, plumbing for a washing machine and space for an undercounter fridge. Stripped varnished floorboards, a ceiling light, radiator and tiled splashbacks.

#### BEDROOM

11' 4" x 12' 5" (3.46m x 3.79m)

UPVC double glazed window overlooking the rear garden. A good sized double with a ceiling light, radiator and the Ideal boiler concealed to a cupboard. Stripped varnished floorboards.

#### BEDROOM

8' 4" x 8' 7" (2.54m x 2.61m)

Currently used as a dining room, the second bedroom has a radiator, ceiling light and stripped varnished wood floor. UPVC double glazed window overlooking the rear garden.

#### BATHROOM

5' 4" x 6' 4" (1.63m x 1.93m)

Frosted UPVC double glazed window to the side elevation. Fitted with a bath with shower above and folding screen, a chrome heated towel rail, pedestal wash hand basin and a WC. There is tiling to the walls, a ceiling light and wall mounted mirror.



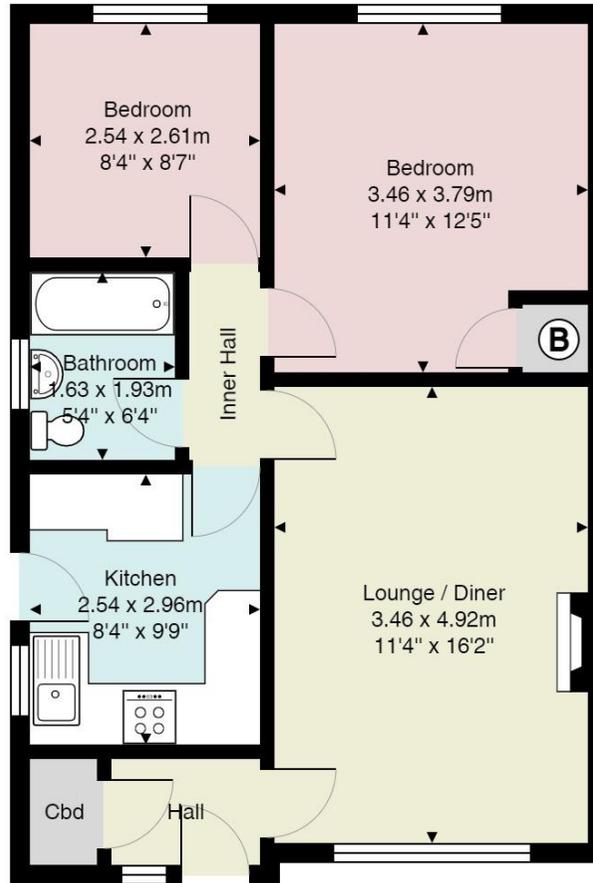
#### EXTERNAL

To the front of the bungalow is a gently sloping lawn with gravelled beds for ease. A driveway at the side leads to the garage and has parking for two cars. A non-slip access ramp has been installed at the side. The garage at the side has an up and over door, power light and a window. The rear garden is lawned with evergreen shrubs for year round interest, barked beds and gravelled spaces.

#### DIRECTIONS

Leaving Kendal on A65, Burton Road, proceed out of town passing Asda and Westmorland General Hospital. Continue past the turnings to Oxenholme and Natland and through Barrows Green and Summerlands. Upon reaching Endmoor, turn left by the clock tower onto Gatebeck Road and then immediately right onto Enyeat Road. Follow down tot eh bottom and turn right onto Dove Nest lane. Number 9 is short distance to the right hand side.  
[what3words:///fruits.rugs.jeep](http://what3words:///fruits.rugs.jeep)





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](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>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(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**

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# MILNE MOSER

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