



16 HERON HILL, KENDAL, CUMBRIA, LA9 7JE
£325,000

MILNE MOSER
SALES + LETTINGS

16 HERON HILL
KENDAL
CUMBRIA
LA9 7JE



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GARAGE &
PARKING

OVERVIEW

Perfectly located for amenities, public transport, hospital and Oxenholme Mainline Station, this detached true bungalow must be viewed to be appreciated. The accommodation is well proportioned with a lounge, updated kitchen diner with adjoining utility, two double bedrooms and a modern shower room. There is generous off road parking plus a garage along with garden spaces to both the front and rear. At the rear are pleasant views over a green space and the property is gas centrally heated and has UPVC double glazing. The loft has been developed offering storage and further potential subject to any relevant planning. Available with no onward chain, the property must be viewed to be appreciated.

ACCOMMODATION

From the low maintenance front garden, a frosted UPVC double glazed door leads into:

HALL

5' 3" x 14' 7" (1.61m x 4.44m)

A good sized hallway with a ceiling light and radiator.

LOUNGE

16' 11" x 13' 5" (5.16m x 4.10m) max

Two UPVC double glazed windows face the front and side aspects.

A painted fire surround with marble style inset and enclosed gas fire provides a focal point and there is a ceiling light and a radiator. Open Reach point.





KITCHEN DINER

9' 9" x 13' 2" (2.98m x 4.02m)

A UPVC double glazed window overlooks the rear garden towards open green space. Fitted with mushroom shaded base and wall units with acrylic splashbacks, dark worktops and a one and a half bowl sink with drainer. Gas hob, an eye level oven and separate grill and an integrated fridge. Under unit lighting, a ceiling light and radiator. Two double pantry style cupboards.

SIDE PASSAGE

Divided into two areas, the side passage has a UPVC double glazed window and external door. Alternate step stairs lead to the developed loft and there are two ceiling lights.

UTILITY ROOM

6' 8" x 4' 2" (2.02m x 1.28m)

UPVC double glazed window overlooking the rear garden. Wall mounted Vaillant boiler, a butler sink and plumbing for both a washing machine and dishwasher. Ceiling light.

BEDROOM

15' 6" x 9' 5" (4.72m x 2.86m) max

Also facing overlooking the rear garden towards the green space, the larger of the two double bedrooms has a triple wardrobe with sliding doors, a ceiling light and radiator. UPVC double glazed window.

BEDROOM

9' 10" x 12' 2" (3.00m x 3.72m)

UPVC double glazed window to the front elevation. Radiator and a ceiling light.



SHOWER ROOM

9' 10" x 5' 5" (3.00m x 1.64m)

Frosted UPVC double glazed window to the side aspect. Part tiled, the shower room has a large cubicle, a vanity hand basin, concealed cistern WC and cupboards. Heated chrome towel rail and a ceiling light.

DEVELOPED LOFT LANDING

Velux rooflight and access to good sized eaves storage. Ceiling light.

DEVELOPED LOFT 1

15' 6" x 14' 1" (4.73m x 4.29m)

Dual aspect Velux rooflights, a ceiling light and power.

DEVELOPED LOFT 2

16' 2" x 7' 9" (4.92m x 2.37m) max

An irregular shaped room with a Velux rooflight, ceiling light and power.

EXTERNAL

To the front of the bungalow is a low maintenance garden space, laid with chippings and well planted with evergreens. A good sized tarmac driveway at the side provides parking and access to the garage. Gates at either side lead to the rear garden. Enclosed the rear garden has a patio close to the property and a step down onto a lawn. There is an evergreen border, perennial beds, a gravel area with space for pots and wisteria covered arch and gate leading to the green space at the rear. External tap, greenhouse and shed.

GARAGE

8' 4" x 16' 10" (2.54m x 5.13m)

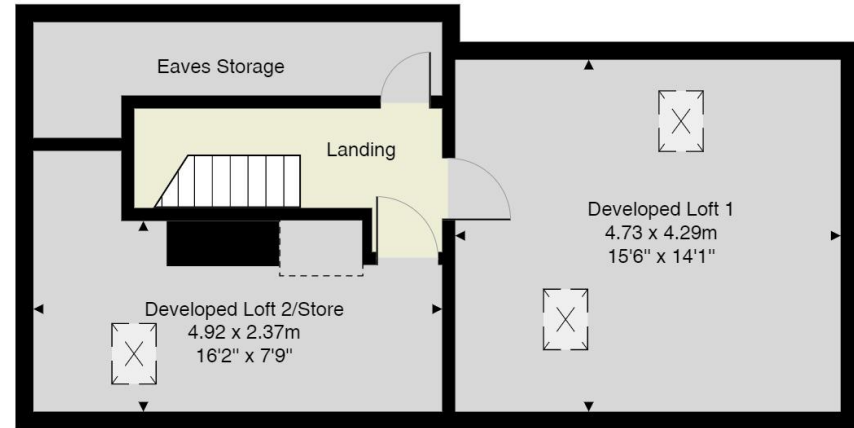
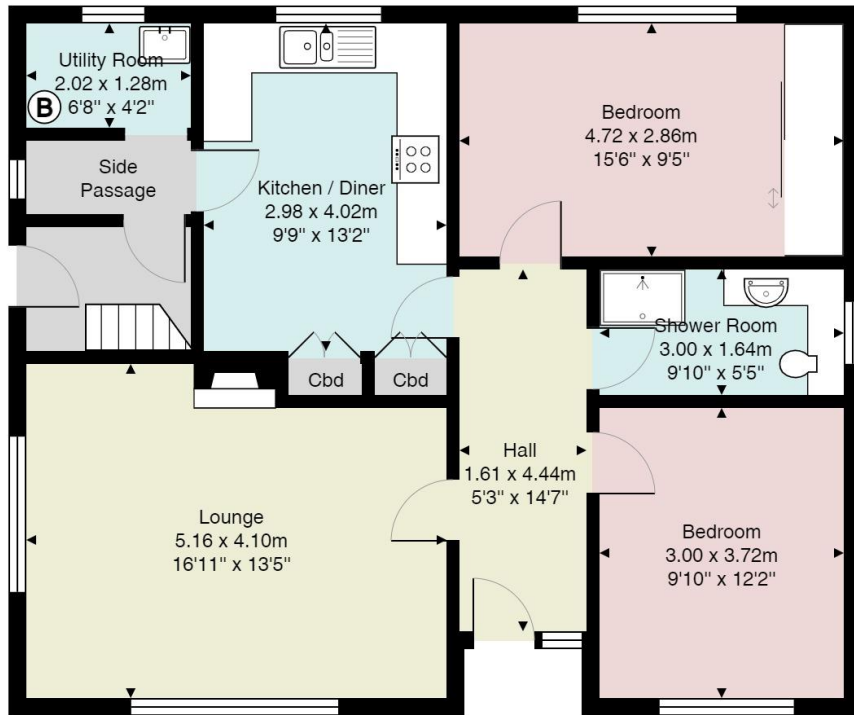
Having an up and over door, pedestrian door and window. Power and light are connected.

DIRECTIONS

Leaving Kendal on A65, Burton Road, proceed past the leisure centre and then sharp left at the traffic lights onto Heron Hill. Take the second left turning on Heron Hill with the property just a short distance to the left hand side.

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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
 Tenure: Freehold. The property owns a share in the green space behind along with neighbouring properties thus preserving it.
 Contributions are made to the insurance and upkeep.
 Council Tax Band: D

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
<i>Very energy efficient - lower running costs</i>		
(92-)	A	
(81-91)	B	
(69-80)	C	71
(55-68)	D	57
(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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