



15 LOWTHER PARK, KENDAL, CUMBRIA, LA9 6RS  
**£305,000**

**MILNE MOSER**  
SALES + LETTINGS

15 LOWTHER PARK  
KENDAL  
CUMBRIA  
LA9 6RS



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GARAGE &  
PARKING

OVERVIEW

With a play park at the end of the cul de sac and primary school close by, this three bedroom semi detached house could be a perfect family home. To the front of the property is a generous driveway with parking for a number of vehicles and at the side is a block built garage. There is a modern dining kitchen with white units and French doors to the easily maintained terraced rear garden, whilst the lounge faces the front and has a pleasant outlook across the cul de sac. There are three bedrooms (one with fitted furniture) to the first floor plus a modern bathroom. A real bonus to the property is the summerhouse/cabin which could be utilised for a variety uses or just for a late afternoon cuppa or glass of wine. Gas centrally heated and UPVC double glazed throughout.

ACCOMMODATION

From the driveway and front garden, a UPVC double glazed door leads into:

PORCH

Having a ceiling light, and a generous wall cupboard. A glazed door leads into the hall.

HALL

Stairs lead to the first floor and there is a ceiling light, radiator and tiled floor. A door leads to the lounge.





#### LOUNGE

12' 8" x 13' 5" (3.86m x 4.08m) max

UPVC double glazed windows face the front and have a pleasant outlook. A contemporary laminate marble effect plinth provides space for an electric fire and there is a useful cupboard under the stairs with automatic light. Pale wood style flooring, a ceiling light and a radiator.

#### KITCHEN DINER

15; 10" x 9' 1" (4.82m x 2.76m)

Fitted with white gloss base and wall units, polished quartz worktops, tiled splashbacks and a circular sink and drainer. Clever storage has been built in wherever possible making full use of the corner units with carousels and sliders and plinth/under unit spaces. There is a gas hob with canopy above, a gas double oven, space for a fridge freezer and plumbing for a dishwasher. There are further units to the dining area creating a dresser style space and there is a radiator, a plinth heater, two ceiling lights and pelmet lighting. A UPVC double glazed window to the kitchen area and UPVC double glazed French doors lead to the rear garden from the dining space. The Worcester boiler is concealed to a wall unit.

#### LANDING

UPVC double glazed window to the side aspect and access to the loft. Ceiling light and recessed shelving.

#### BEDROOM

8' 7" x 13' 5" (2.61m x 4.10m) including wardrobes

Having a rooftop view towards Kendal Castle, the larger of the three bedrooms has a ceiling light, radiator and laminate flooring. Three built-in double wardrobes and two matching drawer units. UPVC double glazed window.

#### BEDROOM

7' 10" x 9' 2" (2.39m x 2.79m) plus door recess

The second double bedroom is at the rear of the house and has a ceiling light, radiator and UPVC double glazed window.

#### BEDROOM

6' 10" x 8' 1" (2.08m x 2.46m) max

UPVC double glazed window also having a pleasant outlook. Ceiling light and a radiator.



#### BATHROOM

7' 9" x 5' 6" (2.37m x 1.68m)

Frosted UPVC double glazed window to the rear aspect. Fitted with a bath with folding screen and mixer above, a WC and wash hand basin. There is a good range of cupboard beneath the basin plus further wall and overhead cupboards, vanity lighting and a large mirror. Wooden floor, a ceiling light and a heated towel rail.

#### EXTERNAL

To the front of the house is a good sized driveway which has been extended creating side by side spaces. The driveway continues to the side to the garage. Brick edged low maintenance beds and a gravelled path. The rear garden is over three levels, with a patio close to the house and steps leading up to a middle level with a greenhouse and flower border and a top terrace. The summerhouse/cabin 7' 7" x 7' 7" (2.31m x 2.31m) is sited on the top terrace and has UPVC double glazed French doors, a UPVC double glazed window with view towards Kendal Castle, power and light. External tap on garage.

#### GARAGE

12' 3" x 18' 11" (3.73m x 5.77m) inclusive

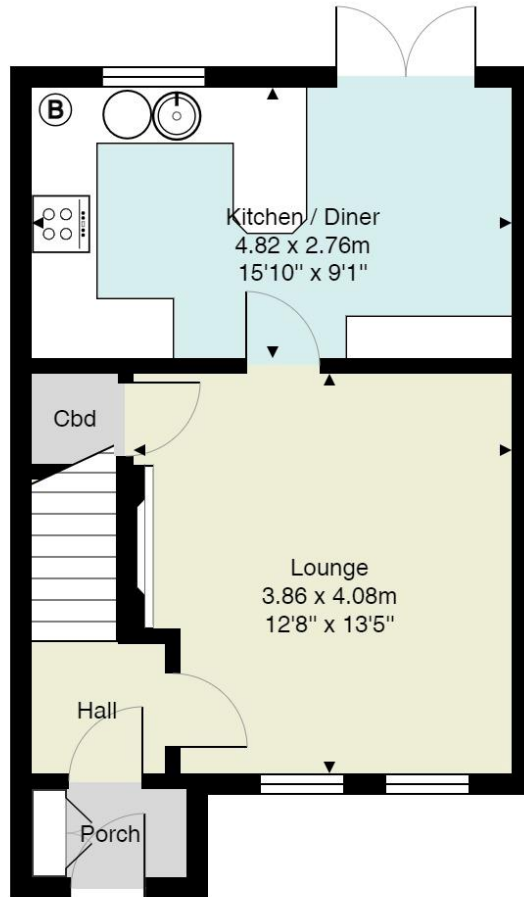
A substantial garage currently used as a workshop. The double doors at the front are still in situ and there is a UPVC double glazed window and pedestrian door at the side. Power and light are connected and a laundry area has been created with plumbing for a washing machine and vent for a dryer. There is a cloakroom/WC fitted with a hand basin, WC, light and UPVC double glazed window.

#### DIRECTIONS

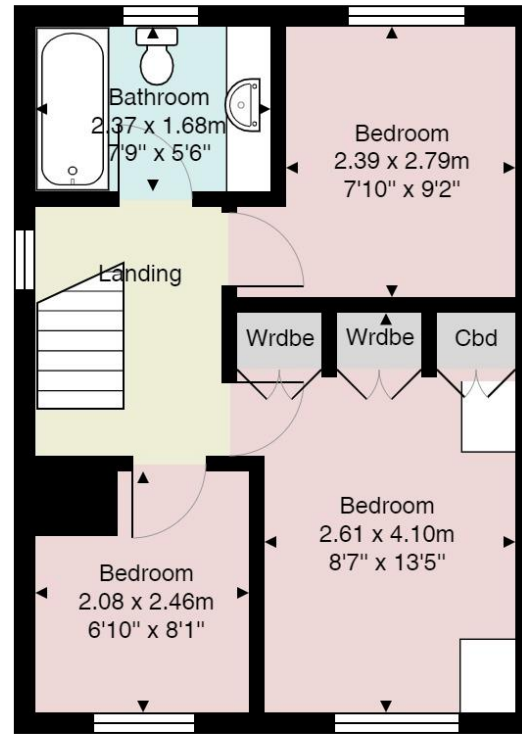
Leaving Kendal on Parkside Road, proceed past the cricket pitch and straight on at the traffic lights with Valley Drive. Turn left onto Larch Grove just after the railway bridge and then second left onto Willow Drive. Turn right onto Lowther Park with the property located to the right hand side.

what3words///pads.jazz.bubble





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: 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>	
(69-80)	<b>C</b>	<b>79</b>
(55-68)	<b>D</b>	<b>63</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**

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# MILNE MOSER

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