



66 VICARAGE DRIVE, KENDAL, CUMBRIA, LA9 5AZ
£400,000

MILNE MOSER
SALES + LETTINGS

66 VICARAGE DRIVE
KENDAL
CUMBRIA
LA9 5AZ



3



2



1



GARAGE &
PARKING

OVERVIEW

Located to a cul de sac on the lower part of Vicarage Drive, this deceptive three bedroom dormer bungalow has a versatile layout ideal for a number of buyers. The plot is a good size with a larger than expected private rear garden, a good amount of parking to the front and a garage. The ground floor layout is perfect for buyers looking for one level living with a lounge diner opening into a lovely garden room, a modern kitchen, bedroom with fitted furniture and a wetroom. Families will appreciate the two first floor bedrooms one of which has an ensuite cloakroom. There is storage built in throughout the property - a real bonus and there is gas central heating and UPVC double glazing.

ACCOMMODATION

Approaching from the driveway, a canopy provides shelter and a UPVC double glazed door leads into:

HALL

A frosted UPVC double glazed window faces the front aspect and there is a radiator and two ceiling lights. Ample storage is built in with a cupboard under the stairs, a coat cupboard and an airing cupboard with radiator and shelving.

LOUNGE DINER

12' 10" x 17' 0" (3.91m x 5.18m)

A good sized room with a sliding UPVC double glazed door to the garden room plus two UPVC double glazed full height windows. A pale marble style fire surround with curved plinth and a living flame gas fire, two ceiling lights and a radiator.





GARDEN ROOM

11' 11" x 8' 10" (3.64m x 2.68m)

A lovely addition to the property with view over the garden towards trees. Having an insulated roof ensures the room can be used year round and there are UPVC double glazed windows to two sides plus double patio doors to the garden. Two skylights, downlights and sockets.

KITCHEN

12' 11" x 7' 10" (3.94m x 2.38m)

A UPVC double glazed window faces the front elevation. Fitted with cream shaker style base and wall units with pale stone effect worktops and upstands and a stainless steel sink with drainer. Neff electric hob with hood above, a Neff electric slide and hide oven with grill and a Neff slimline dishwasher. There is a larder unit and corner carousel cupboards, space for a fridge freezer and plumbing for a washing machine. Under unit lighting, a ceiling light, radiator and breakfast bar.

BEDROOM

12' 7" x 10' 9" (3.84m x 3.28m) max

Overlooking trees and the rear garden, the ground floor bedroom has a UPVC double glazed window, three built-in double wardrobes, a matching dressing table and drawer units. Radiator, ceiling light and vanity lights above the dressing table.

REAR PORCH

A frosted UPVC double glazed door leads to the rear garden and there is a connecting internal door to the garage.

WETROOM

5' 5" x 8' 3" (1.65m x 2.51m)

Updated in recent years, this modern wetroom has a frosted UPVC double glazed window, a WC, vanity hand basin and an open shower area. There is easy to maintain aquaboard panelling to the walls and a PVC clad ceiling. Ceiling light radiator and an extractor.

LANDING

A UPVC double glazed window faces the side aspect and there is a ceiling light. The eaves storage has a light and houses the Glow Worm combination boiler.



BEDROOM

12' 10" x 13' 5" (3.90m x 4.09m) inclusive

Having two double built-in wardrobes and central dressing table with vanity light, a radiator, ceiling light and a wall light. A UPVC double glazed window looks towards trees at the side.

WC

2' 11" x 5' 7" (0.90m x 1.71m)

Fitted with a WC, wash hand basin, vent and a ceiling light.

BEDROOM

12' 6" x 9' 9" (3.82m x 2.98m) max

UPVC double glazed window to the side elevation. Ceiling light, a radiator and access to the loft space.

EXTERNAL

At the front of the property is a good sized driveway with parking for a number of cars, a canopy and access to the garage. The front garden is mainly gravelled with shrub borders and external lighting. There is access to either side to the rear garden. The rear garden has a patio close to the garden room with raised wall borders and an area of artificial grass. An further gravelled space is planted with shrubs for year round interest and there is boundary hedging for privacy.

GARAGE

11' 8" x 18' 2" (3.55m x 5.54m) max

Electric up and over door and a UPVC double glazed window at the rear. Power, light, tap and part insulated wall.

DIRECTIONS

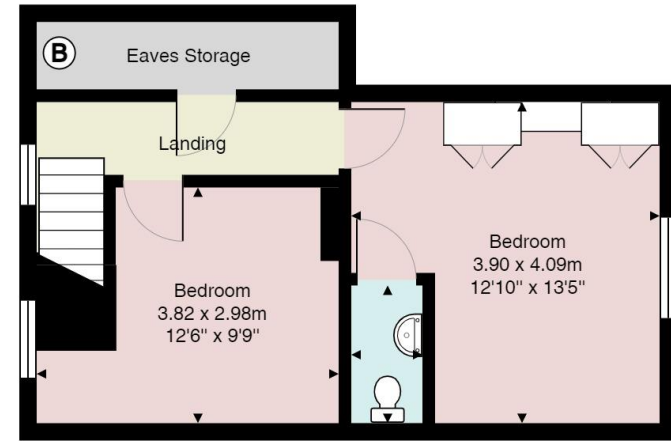
From Kendal College on the A6, Milnthorpe Road, turn up Vicarage Drive and then immediately right onto a side cul de sac. The property is located towards the head of the cul de sac to the left hand side.

what3words:///shark.title.sugars





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: 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		83
(69-80) C		
(55-68) D	60	
(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

To arrange your viewing contact our Kendal Team:

100 Highgate, Kendal, LA9 4HE

Telephone. 01539 725582

Email. kendalproperty@milnemoser.co.uk

MILNE MOSER

SALES + LETTINGS

KENDAL OFFICE

100 Highgate, Kendal, Cumbria LA9 4HE

Telephone. 01539 725 582

Fax. 01539 723 425

Email. kendalproperty@milnemoser.co.uk

Email. lettings@milnemoser.co.uk

MILNTHORPE OFFICE

Westmorland House, The Square,

Milnthorpe, Cumbria LA7 7QJ

Telephone. 015395 64600

Fax. 015395 63976

Email. milnthorpeproperty@milnemoser.co.uk



These particulars are set out as a general outline in accordance with the Consumer Protection from Unfair Trading Regulations 2008 only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in the employment of Milne Moser has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. Intending purchasers and lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property. The information provided by the vendor in these particulars is based on the opinion of the vendor only and any intending purchaser, lessee or third party should not rely upon this information as a statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of the information provided.