



7 STONECROSS GREEN, KENDAL, CUMBRIA, LA9 5HL
£375,000

MILNE MOSER
SALES + LETTINGS

7 STONECROSS GREEN
KENDAL
CUMBRIA
LA9 5HL



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GARAGE &
PARKING

OVERVIEW

Located in the leafy and desirable Stonecross Green, this detached bungalow offers good sized accommodation and a generous plot. Well laid out, there are two double bedrooms, a lounge diner with lovely views over Kendal, a modern and stylish shower room and a kitchen. The sun room is perfect for summer afternoons as there are doors onto the terrace, ideal for admiring the view. The mature garden is well planted with many species shrubs, evergreens and raised borders - all waiting to be rediscovered. Off road parking, garage and a useful garden store and undercroft complete the picture of this excellent opportunity. Stonecross Green is a mixture of houses and bungalows centred around a green space and within walking distance of town, Kendal College, Leisure Centre and schools. UPVC double glazed throughout, gas centrally heated and solar PV panels to the roof.

ACCOMMODATION

Approaching over the driveway and front garden, UPVC double glazed sliding doors lead into a porch area. A further glazed door leads into the hall and there is a ceiling light.

HALL

The real heart of the home with doors to all rooms. Natural light floods in from the sun room and there is a built in coat cupboard, a ceiling light and radiator.

LOUNGE DINER

19' 10" x 12' 4" (6.04m x 3.76m)

A UPVC double glazed window faces the rear aspect and has a lovely view over the garden, rooftops and across town to open





countryside. There is a further UPVC double glazed window into the sun room. Slate fire surround with wooden mantel and living flame gas fire, a radiator and two ceiling lights.

KITCHEN

14' 5" x 7' 4" (4.40m x 2.23m)

Facing the front elevation with outlook towards the centre green, the kitchen is fitted with pale marble effect base and wall units, grey worktops and a stainless steel one and a half bowl sink with drainer. There is a gas hob, electric oven and microwave plus an integrated fridge freezer. Plumbing for both a washing machine and slimline dishwasher. A cupboard houses the Ideal boiler and there are downlights and a radiator.

SIDE PORCH

A UPVC double glazed door leads to the front of the bungalow and there is a connecting door to the garage and a ceiling light. A triple cupboard provides excellent storage.

SUN ROOM

13' 1" x 8' 7" (3.99m x 2.61m) max

Perfect for hobbies, reading or just relaxing with a cup of tea, this versatile space has UPVC double glazed French doors to the terrace plus additional UPVC double glazed windows. Polycarbonate roof.

BEDROOM

13' 0" x 12' 10" (3.96m x 3.92m) max

A UPVC double glazed window overlooks the rear garden and there is an internal UPVC double glazed window to the sun room. There are three double built in wardrobes, a radiator and ceiling light.

BEDROOM

12' 10" x 12' 10" (3.92m x 3.92m) max

Of a similar size, the second double bedroom faces the front with evergreen and shrubs providing privacy and interest. There are two built in cupboards and a central dressing table with storage beneath. Ceiling light, a radiator and a UPVC double glazed window.

SHOWER ROOM

9' 3" x 6' 3" (2.83m x 1.91m)

Updated in recent years, the sleek and modern shower room is fully tiled and fitted with a vanity hand basin with drawers beneath, a concealed cistern WC and walk in enclosure with external controls. Contemporary anthracite heated towel rail, downlights and an extractor. Frosted UPVC double glazed window.



GARAGE

8' 0" x 20' 3" (2.43m x 6.18m)

Having a roller door and a UPVC double glazed window with fantastic view. Power, light and solar panel controls.

EXTERNAL

Mature garden spaces extend to the front and back of the bungalow - the planting has been thoughtfully designed and the bones of a fantastic space remain. At the front is driveway parking plus a gravelled space bounded by acers, evergreens and bamboo. There is an external tap and access to either side and into the rear garden. Also gravelled, the rear garden has raised beds, pergolas for training climbing plants and a block paved patio. A raised terrace adjacent to the sun room has lovely views over Kendal.

GARDEN STORE

8' 0" x 12' 6" (2.43m x 3.82m) ceiling height of 6' 0" (1.83m)

Having power, light, restricted head height and UPVC double glazed doors.

UNDERCROFT

20' 0" x 12' 6" (6.09m x 3.82m) ceiling height of 5' 4" (1.63m)

Perfect for storing tools and equipment. Light and restricted head height.

DIRECTIONS

Leaving Kendal on A6, Milnthorpe Road, turn left onto Bellingham Road opposite Romneys. Turn right onto Stonecross Green with the property located to the left hand corner.
what3words.com/hails.fire.still





Total Area: 149.1 m² ... 1604 ft² Excluding Undercroft

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

EPC Grading: D. Since the EPC was commissioned further improvements have been made

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



ARRANGE A VIEWING

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