



18 UNDERLEY ROAD, KENDAL, CUMBRIA, LA9 5ET  
**£375,000**

**MILNE MOSER**  
SALES + LETTINGS

18 UNDERLEY ROAD  
KENDAL  
CUMBRIA  
LA9 5ET



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GARAGE &  
PARKING

#### OVERVIEW

Having outstanding views at the rear plus immaculate presentation, this three bedroom semi detached house is within walking distance of the town centre, Kendal Green and local primary school. The current owners have maintained the property to a high standard, extended the ground floor and reconfigured the layout. There is a bay window lounge, a family room and an impressive dining kitchen space leading to a decked terraced. Moving to the first floor are three bedrooms, a bathroom and separate WC. There is off road parking plus a detached garage and the good sized level rear garden backs onto allotments. Three cellar spaces provide storage and room for an extra freezer or bikes plus there is a utility/boot room. Seamlessly blending character features, tasteful decor and modern fittings, the owners have created a fantastic family home which is gas centrally heated and double glazed throughout.

#### ACCOMMODATION

From the well tended front garden and block paved driveway, a part glazed door leads into:

#### HALL

Stairs with pine bannisters lead to the first floor and there is natural light from the UPVC double glazed window with period style leaded panes. Exposed floor boards and a radiator.

#### LOUNGE

11' 2" x 14' 3" (3.40m x 4.34m) into bay

A lovely relaxing space with a UPVC double glazed box bay window to the front. A recessed log and living flame effect gas fire





provides a focal point and there is a radiator, ceiling light, television point and a picture rail.

#### FAMILY ROOM

14' 10" x 10' 9" (4.51m x 3.28m)

A versatile room with an exposed brickwork period fire place fitted with a Coalbrookdale wood burner and brick hearth. Alcove cupboards to either side plus a ceiling light and radiator. The open access to the kitchen dining space ensures the family room enjoys the views towards hills and fells at the rear. A couple of steps lead down into the kitchen dining area and there is a side hallway with a radiator and external door.

#### KITCHEN DINER

19' 9" x 9' 4" (6.03m x 2.83m)

A light and bright space with UPVC double glazed French doors leading to the deck/terrace and a UPVC double glazed window to the rear - the views are lovely across the garden and allotments towards distant hills and fells. Three Velux rooflights also flood the room with light. Fitted with wood base and wall units with green/grey worktops, tiled splashbacks and a stainless steel one and a half bowl sink with drainer. There is a gas hob with canopy above and an electric undercounter double oven. Integrated fridge and dishwasher and two ceiling lights.

#### UTILITY/BOOT ROOM

7' 5" x 7' 8" (2.27m x 2.34m)

UPVC double glazed window to the side aspect with period style stained glass panes. There is a WC, cupboard fitted with a butler sink, plumbing for a washing machine and tiling to the walls and floor. Downlights to the ceiling light and hanging space for coats.



#### LANDING

Ceiling light on the stairwell and a UPVC double glazed window with stained glass panes. Attractive traditional doors lead to the three bedrooms - the two doors to the bathroom and WC have pretty leaded frosted panes. There is access via a ladder to the part boarded loft. The loft also has a light.

#### BEDROOM

10' 1" x 11' 10" (3.08m x 3.60m)

A UPVC double glazed window faces the front aspect. Handmade built in pine triple wardrobe, a period fire surround with cast metal inset, a ceiling light and radiator.

#### BEDROOM

9' 11" x 10' 10" (3.03m x 3.31m) max

Having a lovely view at the rear over allotments towards distant hills, there is a period fireplace, a radiator and ceiling light. UPVC double glazed window.

#### BEDROOM

6' 11" x 10' 11" (2.11m x 3.33m)

Also having the lovely view at the rear, the third bedroom has a radiator, ceiling light and UPVC double glazed window.

#### BATHROOM

4' 11" x 7' 6" (1.51m x 2.29m)

Frosted double glazed window. Fitted with a bath with shower above and a pedestal wash hand basin. There is part tiling to the walls, a radiator and spotlighting to the ceiling. Built in airing cupboard with shelving and hot water cylinder.

#### WC

UPVC double glazed window with attractive stained glass panes. WC and a corner wash hand basin. Part tiling to the walls and a downlight.

#### CELLARS

Cellar One 18' 10" x 13' 11" (5.74m x 4.24m) max. Ceiling Height 5' 2" (1.57m)

Cellar Two 22' 7" x 10' 9" (6.89m x 3.28m) Ceiling Height 5' 5" (1.65m)

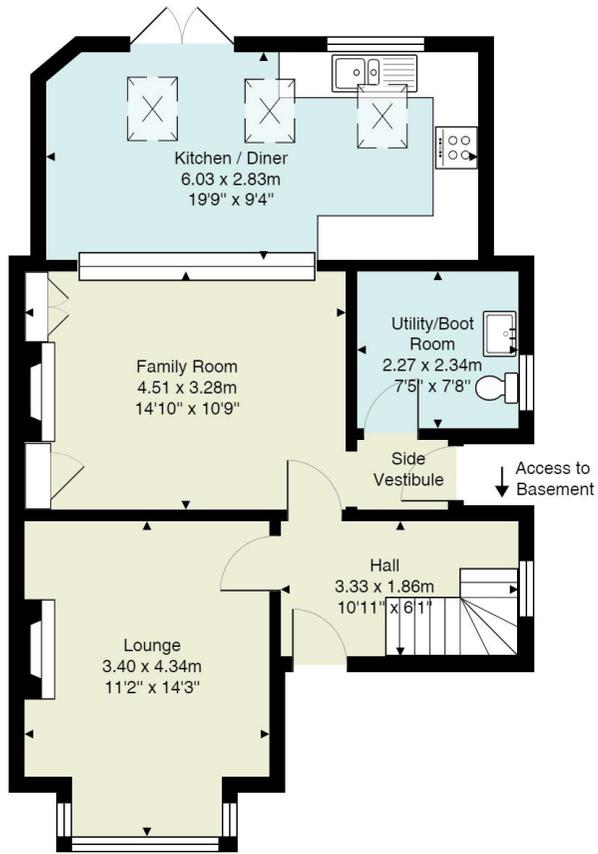
Cellar Three 19' 10" x 9' 5" (6.04m x 2.86m) Ceiling Height 4' 6" (1.37m)

Stairs by the side door lead down into the cellar spaces. There is a secondary external access under the deck/terrace. The two primary cellar spaces have painted walls and floor and have power and light connected. There is a workbench, space for a fridge or freezer plus there is water and a traditional sink. Vaillant boiler. The third cellar space is under the deck/terrace and has an external door and a light.

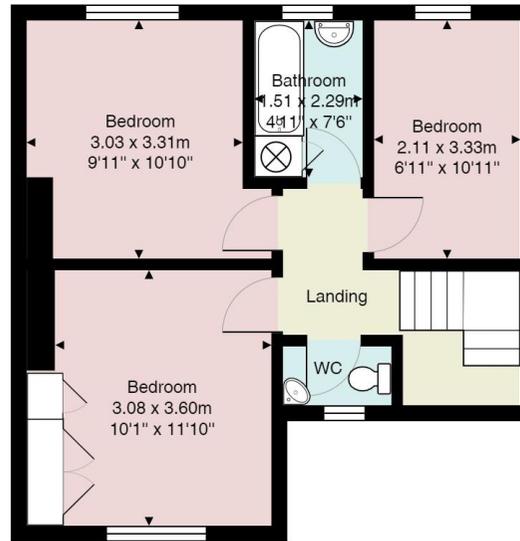
#### EXTERNAL

At the front of the house is a well tended garden space planted with mature shrubs, clipped evergreens and a pretty flower bed. Canopy porch with light above the front door. The block paved driveway extends to the front and side and leads to the garage. A gate at the side opens into the rear garden. Steps lead down into the rear garden and there is access onto the deck/terrace. The rear garden is level and laid to lawn with fruit and beech trees and a laurel hedge.

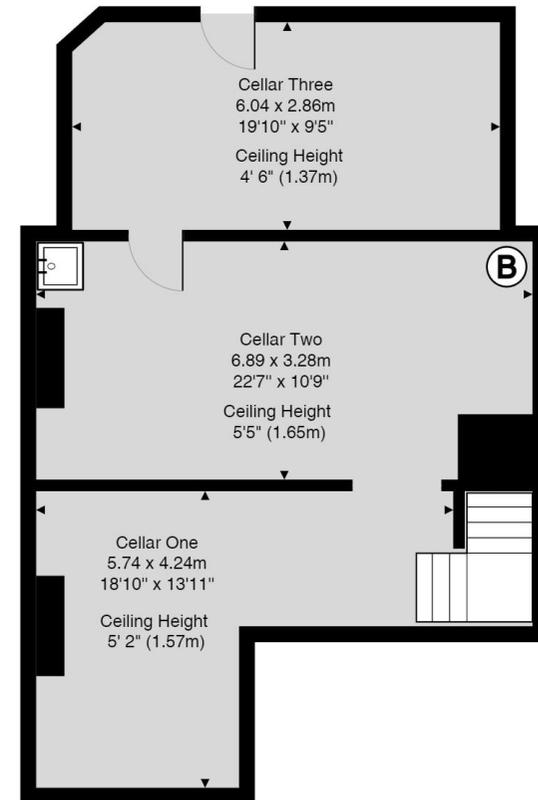




Ground Floor



1st Floor



Basement

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.





The garden shed is to stay and there is a covered area below the deck/terrace - perfect for storing kids outdoor games and toys.

**GARAGE**

9' 0" x 17' 7" (2.74m x 5.36m)

Having an up and over door, an external pedestrian door and a window. Workbench, power and light.

**DIRECTIONS**

Underley Road is located on the right hand side off Windermere Road. The property is on the left just a short distance along. [what3words.com/reverses/swung.tent](http://what3words.com/reverses/swung.tent)

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

# MILNE MOSER

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