



2 Lumley Road, Kendal
£725,000





2 Lumley Road

Kendal

An impressive five bedroom detached property in sought after residential area. The house is situated to the south side of Kendal being conveniently placed for the many amenities available both in and around the market town, the mainline railway station at Oxenholme, the Lake District and Yorkshire Dales National Parks and road links to the M6.

The well proportioned accommodation briefly comprises of an entrance hall, sitting room, dining room, snug, kitchen, cloakroom, utility room, conservatory, five bedrooms, bathroom, en suite shower room. The property benefits from double glazing, gas central heating and generous loft space.

Outside offers generous surrounding gardens with lovely views and ample driveway parking parking.

GROUND FLOOR

ENTRANCE HALL

10' 6" x 6' 9" (3.21m x 2.06m)

Both max. Oak door, double glazed window, radiator, built in cupboard, single glazed door to hallway, single glazed window to hallway, recessed spot lights.

SITTING ROOM

18' 8" x 12' 2" (5.7m x 3.72m)

Both max. Double glazed French doors, double glazed windows, two radiators, traditional open fireplace.

SNUG

13' 1" x 10' 6" (3.98m x 3.21m)

Both max. Double glazed door, double glazed windows with fitted blinds, radiator, electric fireplace.

DINING ROOM

14' 8" x 14' 4" (4.48m x 4.36m)

Both max. Double glazed window, radiator, living flame gas fire.

KITCHEN

13' 9" x 10' 4" (4.2m x 3.15m)

Both max. Single glazed sliding door, double glazed window, good range of base and wall units, stainless steel sink, electric oven, gas hob with extractor/filter over, integrated appliances including dishwasher, fridge and freezer, marble counter top, partial tiled splashback, tiled flooring.

CLOAKROOM

5' 10" x 4' 7" (1.78m x 1.4m)

Both max. Double glazed window, heated towel radiator, W.C. wash hand basin to vanity unit with fitted mirror, partial tiled walls, tiled flooring.

COALROOM

11' 3" x 6' 9" (3.44m x 2.05m)

Both max. Lighting

CONSERVATORY

25' 0" x 20' 10" (7.63m x 6.35m)

Both max. Two double glazed doors, double glazed windows with fitted blinds, plumbing for washer and dryer.

UTILITY ROOM

8' 1" x 4' 8" (2.47m x 1.42m)





GROUND FLOOR

ENTRANCE HALL

10' 6" x 6' 9" (3.21m x 2.06m)

Both max. Oak door, double glazed window, radiator, built in cupboard, single glazed door to hallway, single glazed window to hallway, recessed spot lights.

SITTING ROOM

18' 8" x 12' 2" (5.7m x 3.72m)

Both max. Double glazed French doors, double glazed windows, two radiators, traditional open fireplace.

SNUG

13' 1" x 10' 6" (3.98m x 3.21m)

Both max. Double glazed door, double glazed windows with fitted blinds, radiator, electric fireplace.

DINING ROOM

14' 8" x 14' 4" (4.48m x 4.36m)

Both max. Double glazed window, radiator, living flame gas fire.

KITCHEN

13' 9" x 10' 4" (4.2m x 3.15m)

Both max. Single glazed sliding door, double glazed window, good range of base and wall units, stainless steel sink, electric oven, gas hob with extractor/filter over, integrated appliances including dishwasher, fridge and freezer, marble counter top, partial tiled splashback, tiled flooring.

CLOAKROOM

5' 10" x 4' 7" (1.78m x 1.4m)

Both max. Double glazed window, heated towel radiator, W.C. wash hand basin to vanity unit with fitted mirror, partial tiled walls, tiled flooring.

COALROOM

11' 3" x 6' 9" (3.44m x 2.05m)

Both max. Lighting

CONSERVATORY

25' 0" x 20' 10" (7.63m x 6.35m)

Both max. Two double glazed doors, double glazed windows with fitted blinds, plumbing for washer and dryer.





GARDEN

A generous garden to the front of the property with a well kept lawn, well stocked borders, greenhouse. A paved patio to the side of the property.

Garage

Single Garage

17' 10" x 12' 0" (5.45m x 3.68m) Electric up and over door, two double glazed windows, gas combination boiler, water point, light and power.

Off Road

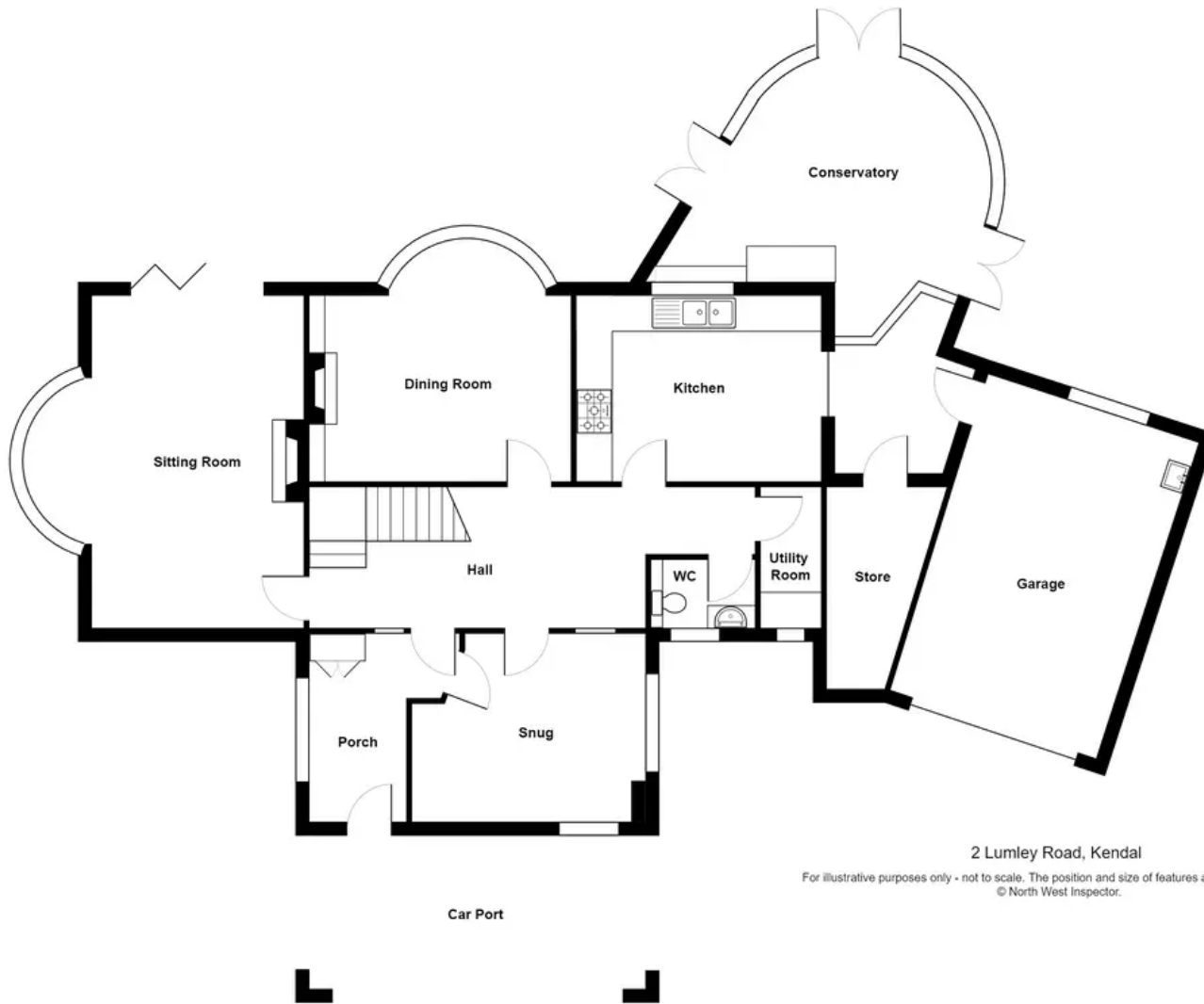
5 Parking Spaces

Driveway parking for 5 vehicles.

Council Tax band: G

Tenure: Freehold





Ground Floor



First Floor

2 Lumley Road, Kendal

For illustrative purposes only - not to scale. The position and size of features are approximate only.
© North West Inspector.



THW Estate Agents

112 Stricklandgate, Kendal - LA9 4PU

01539 815700 • kendal@thwestateagents.co.uk • www.thwestateagents.co.uk



Your Local Estate Agents **ThomsonHaytonWinkley**