



22 Mayfield Drive, Kendal  
£320,000



## 22 Mayfield Drive

Kendal

An appealing link detached house occupying a pleasant cul-de-sac position in a popular residential area conveniently placed for the amenities on offer both in and around the market town of Kendal. The property benefits from being on a local bus route and is within easy reach of the Lake District National Park, the mainline railway station at Oxenholme and road links to the M6.

The well proportioned accommodation briefly comprises entrance hall, sitting room and dining kitchen offering access to the garage with utility space to the ground floor and three bedrooms and a bathroom on the first floor. The property benefits from double glazing and electric heating.

Outside there are well maintained gardens to the front and rear together with off road parking to the front of the garage.

## GROUND FLOOR

### ENTRANCE HALL

14' 7" x 5' 8" (4.44m x 1.73m)

Double glazed door with adjacent double glazed window, electric radiator, oak flooring.

### SITTING ROOM

14' 5" x 10' 2" (4.39m x 3.11m)

Double glazed window, electric radiator, fitted shelving.

### DINING KITCHEN

16' 2" x 9' 5" (4.93m x 2.86m)

Double glazed French doors to garden, double glazed window, electric radiator, base and wall units, white porcelain sink, built in oven and grill, gas hob with extractor hood over, space for fridge freezer, plumbing for dishwasher, built in pantry cupboard, fitted shelving, tiled flooring.





#### LANDING

8' 9" x 5' 6" (2.66m x 1.68m)

Double glazed window, built in airing cupboard housing hot water cylinder.

#### BEDROOM

12' 0" x 9' 5" (3.67m x 2.86m)

Double glazed window, electric radiator, fitted shelving and coat hooks, coving.

#### BEDROOM

9' 5" x 8' 12" (2.87m x 2.74m)

Double glazed window, electric radiator, built in wardrobe and shelving, coving, loft access

#### BEDROOM

9' 2" x 6' 5" (2.79m x 1.96m)

Double glazed window, electric radiator, fitted shelving.

#### BATHROOM

6' 5" x 5' 5" (1.95m x 1.65m)

Double glazed window, heated towel radiator, three piece suite in white comprises W.C., wash hand basin and bath with electric shower over, fitted mirrored wall unit, partial tiling to walls, tiled flooring.





## GARDEN

The front of the house has a lawned garden with well stocked borders. The rear of the property offers a delightful enclosed garden which includes a paved patio, lawn, water supply, greenhouse and vegetable beds.

## GARAGE

18' 0" x 8' 11" (5.50m x 2.74m) Electric roller shutter door, pedestrian door, double glazed window, light and power, stainless steel sink to base units, plumbing for washing machine, fitted shelving.

## OFF ROAD

Driveway parking for 1 vehicle

## SERVICES

Mains electricity, mains water, mains gas, mains drainage.

**COUNCIL TAX:** Band D

**TENURE:** Freehold

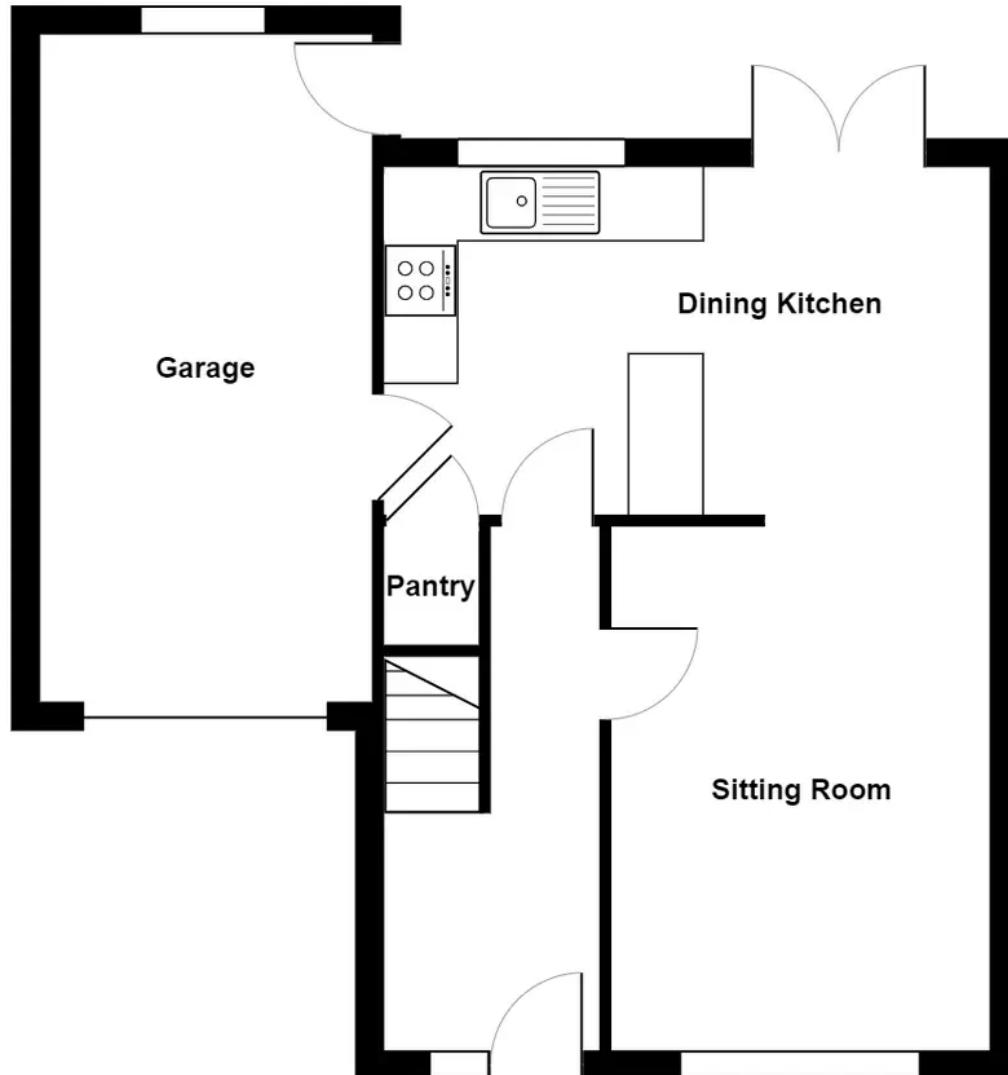
**EPC Rating:** D

## DIRECTIONS

From the A65 Lound Road turn on to Parkside Road and continue past Netherfield Cricket Ground. Turn right on to Valley Drive and continue to turn right on to Lingmoor Rise, then turn left on to Mayfield Drive and continue to the end of the road and number 22 is located at the head of the cul-de-sac.

**WHAT3WORDS:** keen.method.leaves



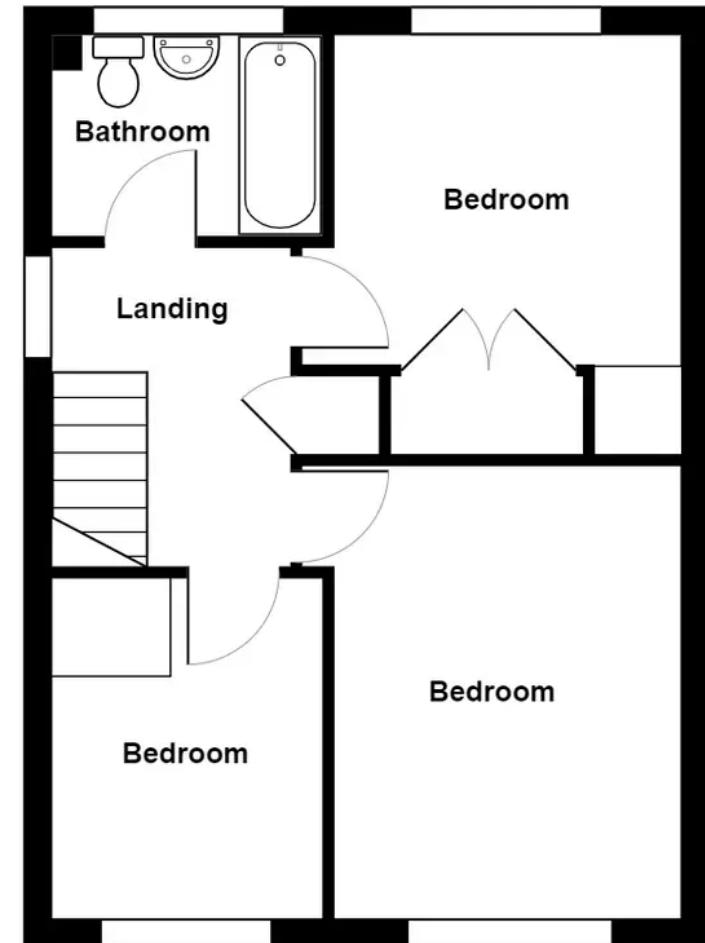


**Ground Floor**

22 Mayfield Drive, Kendal

Total Area: 89.7 m<sup>2</sup> ... 965 ft<sup>2</sup>

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



**First Floor**





## THW Estate Agents

112 Stricklandgate, Kendal - LA9 4PU

01539 815700 • [kendal@thwestateagents.co.uk](mailto:kendal@thwestateagents.co.uk) • [www.thwestateagents.co.uk](http://www.thwestateagents.co.uk)

