



18 Maple Drive, Kendal  
£400,000





## 18 Maple Drive

### Kendal

An appealing detached family pleasantly situated in a popular residential development within the market town of Kendal. The bungalow is conveniently placed for the many amenities available both in and around the market town and offers easy access to the Lake District National Park and the M6.

Nestled within a quiet residential area, this charming 4-bedroom detached house offers the perfect family home. Boasting a spacious sitting room which leads through to a separate dining room, light and airy modern kitchen which has access to both the garden and garage, and the convenience of double glazing and gas central heating, this detached property provides comfort and practicality in equal measure. The ground floor also offers a downstairs toilet located to the left of the entrance hall. The well-proportioned bedrooms include three doubles with one having a handy en-suite bathroom, alongside a family bathroom which comprises a W.C., wash hand basin and bath with a shower over for added convenience. Easy access to the town centre ensures every-day amenities are within reach, while the garden to the rear provides a tranquil retreat with a patio seating area, lush lawn bordered by hedges, and ample storage including three outhouses, one of which serves as a workshop. Further enhancing the appeal is the garage and driveway parking, completing this picturesque family abode. The property also has solar panels which are a real added bonus.

Stepping outside, the property reveals a delightful enclosed garden at the rear, offering a serene outdoor space for relaxation and entertainment. A patio seating area presents an ideal spot for al fresco dining, seamlessly transitioning to a lawn surrounded by established plants and hedges. Potted plants can add a touch of greenery to the patio, creating a welcoming atmosphere.



- Semi detached family home
- Quiet residential area
- Sitting room and dining room
- Double glazing and gas central heating
- Light and airy kitchen
- Easy access to town centre
- Four bedrooms with three being doubles
- Garden to the rear with ample storage
- Family bathroom, en-suite and a separate toilet
- Garage and driveway parking

#### **EPC RATING**

#### **SERVICES**

Mains electric, mains gas, mains water, mains drainage

#### **COUNCIL TAX:BAND D**

#### **TENURE:FREEHOLD**

#### **DIRECTIONS**

From Kendal Town Hall proceed up Allhallows Lane, through Beast Banks and on to greenside turning left on to Bankfield road and take the first right on to Brigsteer Road. Continue and turn left on to Underwood and take the second right on to Maple drive, follow the road round to the right to find number 18 on the left.

**WHAT3WORDS:**next.melt.drift







## GROUND FLOOR

### ENTRANCE HALL

5' 11" x 3' 8" (1.81m x 1.12m)

### SITTING ROOM

15' 11" x 15' 0" (4.84m x 4.57m)

### DINING ROOM

10' 11" x 7' 9" (3.32m x 2.35m)

### KITCHEN

14' 8" x 10' 8" (4.47m x 3.25m)

### SUN ROOM

11' 11" x 9' 2" (3.64m x 2.79m)

### DOWNSTAIRS TOILET

5' 2" x 2' 11" (1.58m x 0.90m)

## FIRST FLOOR

### LANDING

11' 1" x 6' 10" (3.39m x 2.09m)

### BEDROOM

27' 9" x 7' 5" (8.45m x 2.27m)

### BEDROOM

13' 0" x 9' 8" (3.96m x 2.95m)

### EN-SUITE

7' 4" x 4' 4" (2.24m x 1.32m)

### BEDROOM

10' 0" x 8' 11" (3.04m x 2.73m)

### BEDROOM

7' 10" x 7' 1" (2.39m x 2.16m)

### BATHROOM

6' 8" x 5' 8" (2.04m x 1.72m)







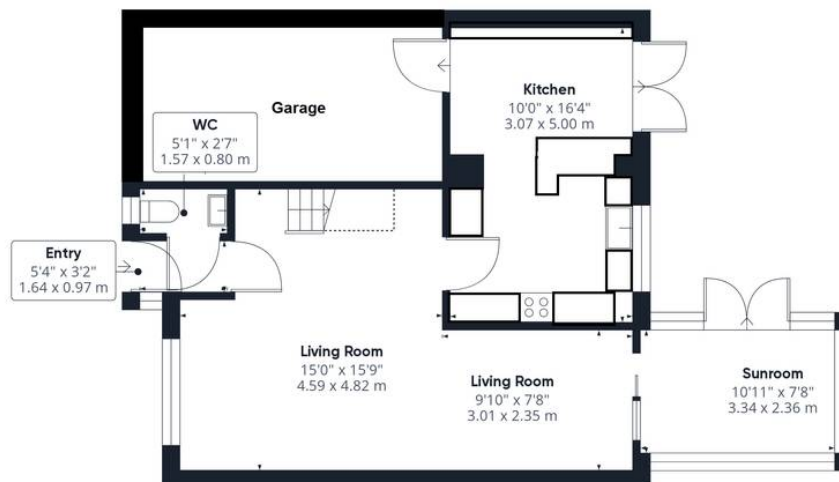




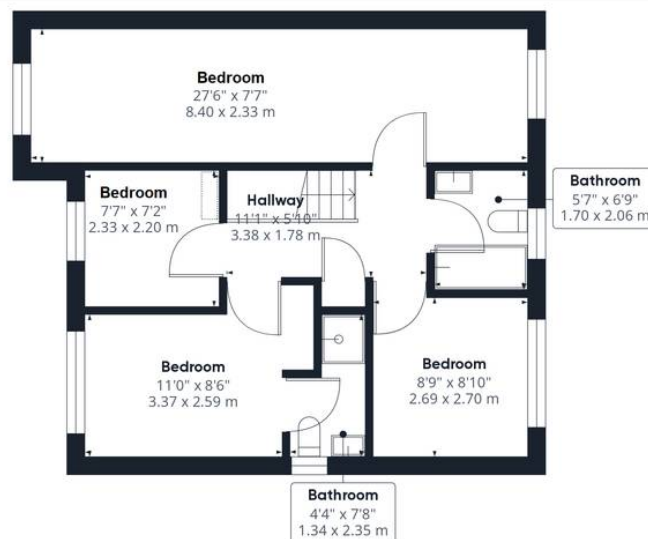








Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**

1166.92 ft<sup>2</sup>  
108.41 m<sup>2</sup>

**Reduced headroom**

13.78 ft<sup>2</sup>  
1.28 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE360**

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