



Kintail, Crooklands
£310,000



Kintail

Crooklands, Milnthorpe

A well proportioned link-detached bungalow with beautiful views to the front and rear located on the outskirts of Endmoor. The property has easy access to local amenities, transport services, the M6 Motorway and the Lake District National Park.

Nestled in a picturesque area, this delightful 2 bedroom link-detached bungalow presents an ideal opportunity for first-time buyers or investors. The property boasts a sitting room with dining space, perfect for relaxing or entertaining guests. The kitchen diner features a modern kitchen equipped with ample storage, enhancing functionality and style. Two generously sized double bedrooms offer comfortable retreats, complemented by a modern three-piece suite bathroom. The property benefits from a substantial loft space which fully boarded

Outside, the landscaped gardens beckon with lush lawns, providing a serene backdrop for outdoor enjoyment. Paved patio seating areas offer panoramic views, inviting al fresco dining and relaxation in the fresh air. Planted beds and established hedges add natural beauty and privacy to the outdoor space. Additional storage is at hand with the outhouse storage, ensuring ample room for tools and equipment. Garage parking and ample driveway space cater to multiple vehicles, accommodating your lifestyle needs effortlessly. With a harmonious blend of comfort, style, and functionality, this property presents a unique opportunity to embrace a tranquil lifestyle in a sought-after location.

- Link-detached bungalow
- A great first time buyers home or investment property
- Sitting room with dining space
- Kitchen diner with modern kitchen and ample storage
- Two double bedrooms
- Modern three piece suite bathroom
- Gardens to the front, side and rear with outhouse storage
- Garage and ample driveway parking
- Easy access to Endmoor and Kendal
- Local walks on your doorstep

From Kendal pass through Endmoor then take a right onto Nutting Hall Lane and Kintail is on the right.

WHAT3WORDS:///text.streaking.meal

Council Tax band: C

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:





GROUND FLOOR

PORCH

5' 2" x 4' 3" (1.58m x 1.29m)

ENTRANCE HALL

12' 5" x 5' 3" (3.78m x 1.59m)

SITTING ROOM

16' 0" x 11' 0" (4.87m x 3.36m)

KITCHEN DINER

16' 8" x 9' 1" (5.07m x 2.76m)

BEDROOM

15' 7" x 11' 1" (4.76m x 3.37m)

BEDROOM

11' 10" x 10' 11" (3.61m x 3.34m)

BATHROOM

6' 10" x 6' 6" (2.09m x 1.97m)

REAR PORCH

4' 6" x 2' 11" (1.38m x 0.88m)

IDENTIFICATION CHECKS

Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

EPC RATING D

SERVICES

Mains electric, mains gas, mains water, septic tank

COUNCIL TAX: BAND C

TENURE: FREEHOLD



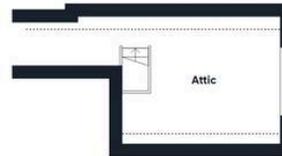








Ground Floor



Floor 1



Approximate total area⁽¹⁾

1126 ft²
104.7 m²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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