



103 Lingmoor Rise, Kendal
£280,000



103 Lingmoor Rise

Kendal

A well presented two bedroom semi detached bungalow, pleasantly situated within a cul de sac and enjoying elevated views to the front and backing on to the field at the rear. The home has easy access to both the M6 Motorway and the Lake District National Park.

Nestled in a quaint neighbourhood, this 2-bedroom semi-detached bungalow offers a delightful blend of comfort and functionality. Boasting double glazing and gas central heating, this well-maintained property features two reception rooms - a warm sitting room and a dining room which are both ideal for entertaining. The kitchen, seamlessly connected to the dining room, provides convenient access to the rear garden which overlooks the adjacent field. With two double bedrooms, a three-piece suite family bathroom, and an internal garage, this residence offers a harmonious balance of practicality. Convenience is also at hand with easy accessibility to local amenities and transportation services.

The rear garden has been thoughtfully designed for low-maintenance living, featuring a raised patio surrounded by lush stocked borders. With a sunny aspect and a picturesque backdrop of the field, the garden offers a retreat perfect for relaxing or hosting gatherings. Gated access on the side ensures privacy and security, while the gravelled sloped area at the front provides ample space for displaying potted plants. Additionally, the property includes an internal garage and driveway parking for one vehicle, completing the package. Don't miss this opportunity to make this charming bungalow your new home sweet home.

- Semi-detached bungalow
- Double glazing and gas central heating
- Two reception rooms with a sitting room and dining room
- Overlooking the adjacent field to the rear
- Kitchen leads through to the dining room and has access to the garden
- Well maintained gardens to the front and rear
- Easy access to local amenities and transport services
- Three piece suite family bathroom
- Internal garage and driveway parking

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, mains drainage

COUNCIL TAX: BAND C

TENURE: FREEHOLD

DIRECTIONS

From Kendal proceed along the A65 Aynam Road and continuing in the left hand lane to the Lound Road Traffic lights. Turn left into Parkside Road and pass the football and cricket grounds continuing up the hill and turning right before the railway bridge into Valley Drive. Continue along Valley Drive bearing right into Lingmoor Rise and take the next turning on the right into the cul de sac. Number 103 can be found on the left.

WHAT3WORDS: share.empire.slimy





GROUND FLOOR

ENTRANCE HALL

9' 1" x 4' 0" (2.77m x 1.23m)

SITTING ROOM

14' 10" x 11' 5" (4.52m x 3.49m)

DINING ROOM

9' 9" x 8' 11" (2.98m x 2.71m)

KITCHEN

9' 7" x 8' 8" (2.92m x 2.63m)

INNER HALLWAY

11' 2" x 2' 7" (3.40m x 0.79m)

BEDROOM

13' 11" x 11' 5" (4.23m x 3.49m)

BEDROOM

12' 2" x 9' 7" (3.70m x 2.93m)

BATHROOM

9' 9" x 4' 11" (2.96m x 1.51m)











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