



6 Moss Lea, Endmoor
£340,000



6 Moss Lea

Endmoor

A well presented detached bungalow located on the fringe of Endmoor convenient for the village and within easy reach of Kendal and road links to the M6 Motorway and the Lake District National Park.

This property is ideal for a variety of purchasers including first time buyers, families or retirees. A light-filled sitting dining room offers access to both the sunroom and the fully fitted kitchen diner, complete with seating space for a dining table and garden views. Two double bedrooms, both bedrooms have fitted wardrobes, provide comfortable living space, complemented by a four-piece suite bathroom.

Outside, the property features gardens both to the front and rear. The rear garden is a landscaped oasis, boasting patio seating areas, lush lawns, and planted beds, as well as space for outdoor storage - an ideal backdrop for relaxation or entertainment. Enjoy the picturesque views while unwinding in this serene setting. The front garden offers a manicured lawn bordered by well-stocked flower beds, enhancing the property's curb appeal. Ample driveway parking adds to the convenience of this property, ensuring there is plenty of space for vehicles. Embrace the tranquillity and beauty of the outdoors, right at your doorstep, in this charming residential haven.

- A well presented detached bungalow
- Perfect property for first time buyers, families and retirees
- Light filled sitting dining room with access to the sunroom and kitchen diner
- Fully fitted kitchen diner with seating space for a dining table and garden views
- Two double bedrooms both with fitted wardrobes
- A four piece suite bathroom
- Beautiful gardens to the front and rear with far reaching views at the rear
- Ample driveway parking
- Easy access to Kendal and the M6 Motorway
- Local bus stop for easy use

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 TAXBAND: CURRENTLY BAND D

TENURE:FREEHOLD

DIRECTIONS

From Kendal travelling on the A65 towards Endmoor take the left hand turn on to Gatebeck Lane and take the first left on to Low Park Lane and then take the second left onto Moorside Road followed by a right onto Moss Lea to find number 6 on the right.

WHAT3WORDS://calendars. immunity. momentous



**GROUND FLOOR****ENTRANCE HALL**

11' 4" x 11' 0" (3.45m x 3.35m)

SITTING DINING ROOM

19' 0" x 15' 9" (5.80m x 4.80m)

KITCHEN DINER

20' 5" x 8' 7" (6.23m x 2.61m)

SUNROOM

10' 4" x 8' 5" (3.15m x 2.56m)

BEDROOM

15' 3" x 8' 5" (4.66m x 2.56m)

BEDROOM

10' 7" x 9' 6" (3.23m x 2.90m)

BATHROOM

8' 4" x 6' 2" (2.53m x 1.88m)











(1) Excluding balconies and terraces

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

GIRAFFE360

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