



Scar View Murley Moss Lane, Kendal  
£665,000





## Scar View Murley Moss Lane

Kendal, Kendal

A detached family home located in a popular residential area within Kendal, conveniently placed for amenities both in and around the market town. The property is within walking distance of a Doctors' surgery and Pharmacy; a bus stop with regular service into Kendal; Kendal Leisure Centre; Heron Hill primary and Kirkbie Kendal secondary schools an Asda supermarket in addition to a convenience store on Heron Hill. It is within walking distance to Oxenholme mainline railway station and 8 miles from J36 on the M6 motorway. It is also within easy reach of the Lake District National Park and the Dales National Park.

**EPC RATING C**

### **SERVICES**

Mains electric, mains gas, mains water, mains drainage

**COUNCIL TAX: BAND F**

**TENURE: FREEHOLD**

### **DIRECTIONS**

At the traffic lights across from James Cochrane practice carry straight on onto Oxenholme road followed by a left before the post box onto Murley Moss Lane. Follow the road all the way up and round to the right where you will find Scar View.

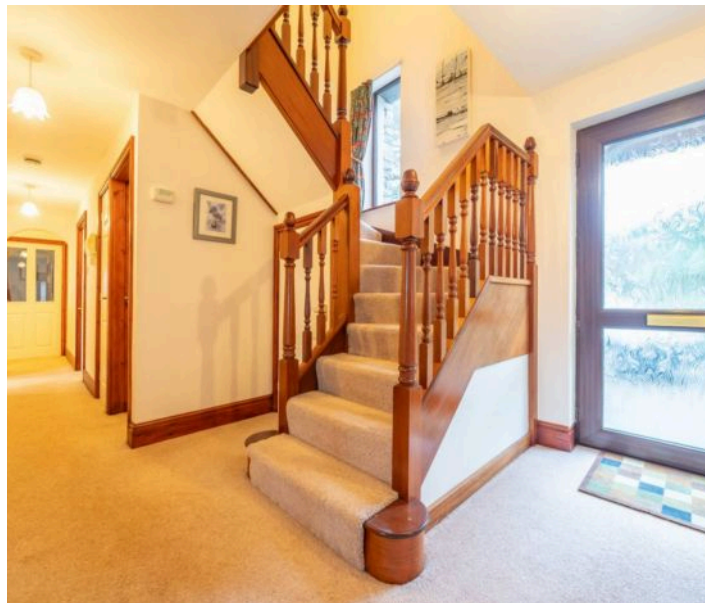
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This well-proportioned detached 5-bedroom house nestled in a quiet residential area offers an excellent opportunity for renovation. Boasting two reception rooms including a sitting room and dining room, the property also features a fully-fitted kitchen diner with convenient access to the expansive garden. The ground floor also offers a substantial bedroom with an en-suite bathroom, a snug which could also be used as a bedroom and a cloakroom.

Upstairs you will find four double bedrooms with one having an en-suite bathroom and a family bathroom which accommodates for all the family. The property benefits from double glazing and gas central heating.

Outside, the property extends its allure with substantial grounds perfect for outdoor living. The rear garden has well established trees and hedges providing privacy, lush lawns, and stocked flower beds adding to the beauty. Enjoy al fresco dining on the paved patio seating area, where there is ample room for garden furniture and potted plants, ideal for relaxation or entertaining guests. At the front, raised rockery features offer a delightful opportunity for gardening enthusiasts to flourish. The property benefits from garage parking as well as ample driveway space, ensuring that both residents and guests have plenty of room for parking. With this abundance of outdoor amenities and the charming character of the surrounding landscape, this property epitomises a harmonious balance of comfort, style, and tranquillity for those seeking a gracious family home.







## GROUND FLOOR

### ENTRANCE HALL

23' 4" x 10' 7" (7.11m x 3.22m)

### SITTING ROOM

19' 11" x 12' 8" (6.06m x 3.87m)

### KITCHEN DINER

16' 8" x 12' 10" (5.07m x 3.90m)

### DINING ROOM

12' 4" x 9' 5" (3.75m x 2.88m)

### BEDROOM

22' 1" x 13' 0" (6.72m x 3.96m)

### EN-SUITE

9' 11" x 8' 0" (3.01m x 2.44m)

### BEDROOM/SNUG/OFFICE

Versatile room which currently is being used as a Snug/Office but could also be a bedroom.

### CLOAKROOM

6' 2" x 4' 2" (1.87m x 1.26m)

## FIRST FLOOR

### LANDING

13' 6" x 3' 3" (4.11m x 1.00m)

### BEDROOM

12' 5" x 9' 9" (3.78m x 2.98m)

### EN-SUITE

7' 4" x 6' 5" (2.24m x 1.96m)

### BEDROOM

12' 7" x 10' 10" (3.83m x 3.30m)

### BEDROOM

11' 4" x 9' 4" (3.45m x 2.84m)

### BEDROOM

10' 2" x 6' 11" (3.12m x 2.11m)









## GARDEN

Substantial grounds with the rear garden having established trees and hedges for added privacy, lush lawns, stocked flower beds, a paved patio seating area with space for garden furniture and potted plants. To the front there are raised rockery features perfect for planting in alongside ample driveway parking and a internal garage.

## DOUBLE GARAGE

2 Parking Spaces

Garage parking.

## DRIVEWAY

4 Parking Spaces

Ample driveway parking.





**Ground Floor**

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

1946 ft<sup>2</sup>

180.5 m<sup>2</sup>



**Floor 1**

(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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