



21 Larch Grove, Kendal

£240,000



## 21 Larch Grove

Kendal, Kendal

Situated within a well established residential area of Kendal, this semi detached bungalow enjoys a convenient position with good access to the town's amenities and the wider Lake District National Park.

The accommodation is arranged across one level. The living room is a comfortable space featuring a gas fire. The kitchen offers a traditional layout with a practical range of units. There are two well proportioned bedrooms, each providing a pleasant outlook. The shower room is arranged with a functional and accessible layout. The property has clearly been well cared for over the years and reflects a real sense of pride of ownership, whilst offering a natural opportunity for a buyer to make it their own over time.

Outside, there is a driveway providing off road parking and access to the garage, which also benefits from a mezzanine level above, offering useful additional space. The gardens are a particular feature, with a greenhouse and established outdoor areas providing plenty of interest for keen gardeners. From the property, there are attractive views towards Kendal Castle, the Helm, and the surrounding fells, adding to the overall appeal of the setting. Overall, this is a well positioned bungalow offering comfortable accommodation, character, and scope to personalise in a highly convenient Kendal location.

- Semi detached true bungalow in a well established Kendal location
- Kitchen with a traditional layout, offering opportunity for personalisation
- Comfortable living room featuring a gas fire
- Two well proportioned bedrooms
- Shower room with a practical layout
- Well kept gardens including a greenhouse
- Driveway and garage with mezzanine level above, providing useful additional space
- Enjoying views towards Kendal Castle, Helm and the surrounding fells
- Convenient access to the M6 motorway and the Lake District National Park
- Good access to the town's amenities, schools and shops

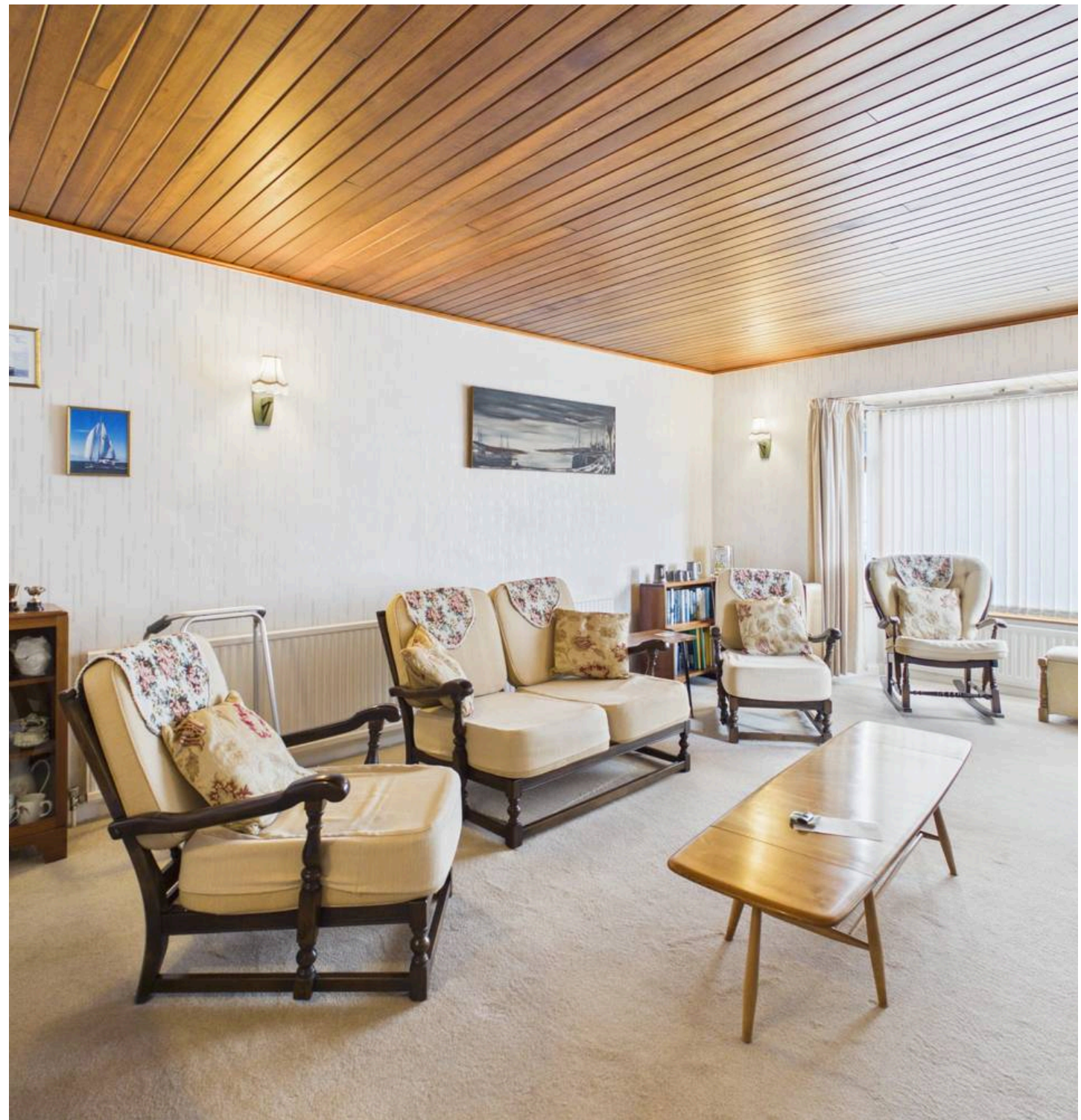
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

#### **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.





**HALLWAY**

10' 3" x 2' 10" (3.13m x 0.87m)

**HALLWAY**

10' 1" x 3' 7" (3.08m x 1.10m)

**LIVING ROOM**

17' 9" x 13' 4" (5.42m x 4.07m)

**KITCHEN**

11' 11" x 8' 0" (3.63m x 2.45m)

**BEDROOM**

10' 0" x 10' 0" (3.06m x 3.06m)

**BEDROOM**

14' 0" x 9' 11" (4.26m x 3.02m)

**SHOWER ROOM**

6' 9" x 5' 5" (2.07m x 1.65m)

**GARAGE**

20' 3" x 9' 7" (6.18m x 2.92m)

**SERVICES TBC**

**EPC RATING D**

**COUNCIL TAX BAND** currently Band C

**TENURE: FREEHOLD**







## THW Estate Agents

112 Stricklandgate, Kendal - LA9 4PU

01539 815700 • [kendal@thwestestateagents.co.uk](mailto:kendal@thwestestateagents.co.uk) • [www.thwestestateagents.co.uk](http://www.thwestestateagents.co.uk)

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