



39 Heron Hill, Kendal
£295,500



39 Heron Hill

Kendal

A well proportioned detached bungalow located in the market town of Kendal close to local amenities including the doctors surgery, supermarkets and transport services. The property also has easy access to the Lake District National Park and the M6 Motorway.

Nestled in a desirable location, this delightful 2-bedroom semi-detached bungalow offers a charming living space that is sure to captivate. The interior features two inviting reception rooms – a sitting room and a dining area, perfect for entertaining guests or enjoying a quiet night in. The residence benefits from modern comforts such as double glazing, gas central heating, a light-filled kitchen, two double bedrooms offering ample living space, a utility room with W.C., and a well-appointed three-piece bathroom.

Stepping outside, the property has immaculately maintained low maintenance gardens that provide a serene retreat for relaxation and outdoor activities. The fully enclosed rear garden presents two gravelled areas, offering ample space for garden furniture and potted plants, while stocked borders along the fence line cater to the green-fingered enthusiast. A paved path meanders through the centre of the garden, leading to the side where a garage and another gravelled area with a tall hedge for added privacy can be found. To the front, a paved patio seating area and a decorative stone wall adorned with shrubbery enhance the property's kerb appeal. Completing the package, the property boasts driveway parking for two vehicles, making it a practical and inviting home for those looking for comfort and convenience in a picturesque setting.

- Delightful semi-detached bungalow
- Easy access to local schools, doctors surgery, bus routes, train services and shops
- Two reception rooms including a sitting room and dining room
- Double glazing and gas central heating
- Light and airy kitchen
- Low maintenance front and rear gardens
- Two double bedrooms accommodating for a working couple or small family
- Utility room with W.C. and wash hand basin
- Three piece suite bathroom
- Garage and driveway parking

EPC RATING D

SERVICES

Mains electric, mains gas, mains water, mains drainage

COUNCIL TAX: BAND C

TENURE: FREEHOLD

DIRECTIONS

Travel past the Kendal leisure centre and head towards the main set of traffic lights, take the left onto Heron Hill to find number 39 on the right hand side.

WHAT3WORDS: beam.rift.again





GROUND FLOOR

ENTRANCE HALL

9' 11" x 5' 6" (3.01m x 1.68m)

SITTING ROOM

14' 7" x 11' 0" (4.44m x 3.36m)

DINING ROOM

11' 9" x 10' 2" (3.57m x 3.11m)

KITCHEN

10' 8" x 6' 9" (3.26m x 2.06m)

INNER HALLWAY

11' 7" x 3' 1" (3.53m x 0.93m)

BEDROOM

14' 0" x 9' 10" (4.26m x 3.00m)

BEDROOM

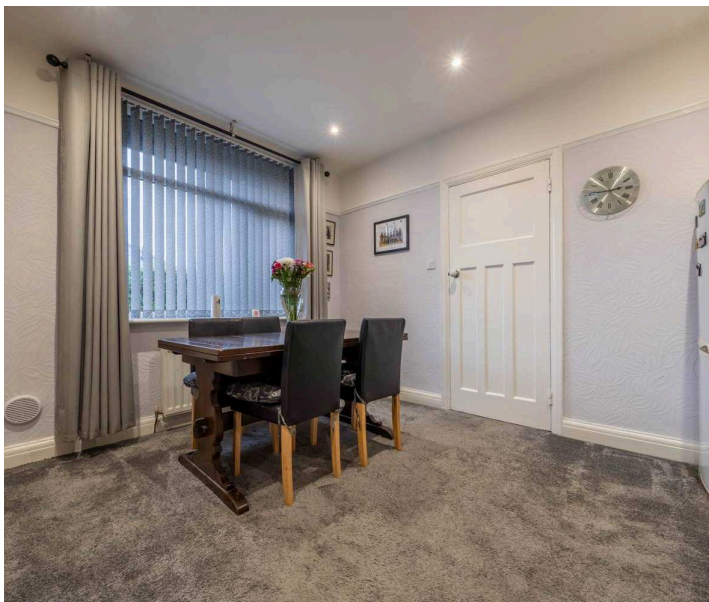
11' 7" x 8' 11" (3.54m x 2.72m)

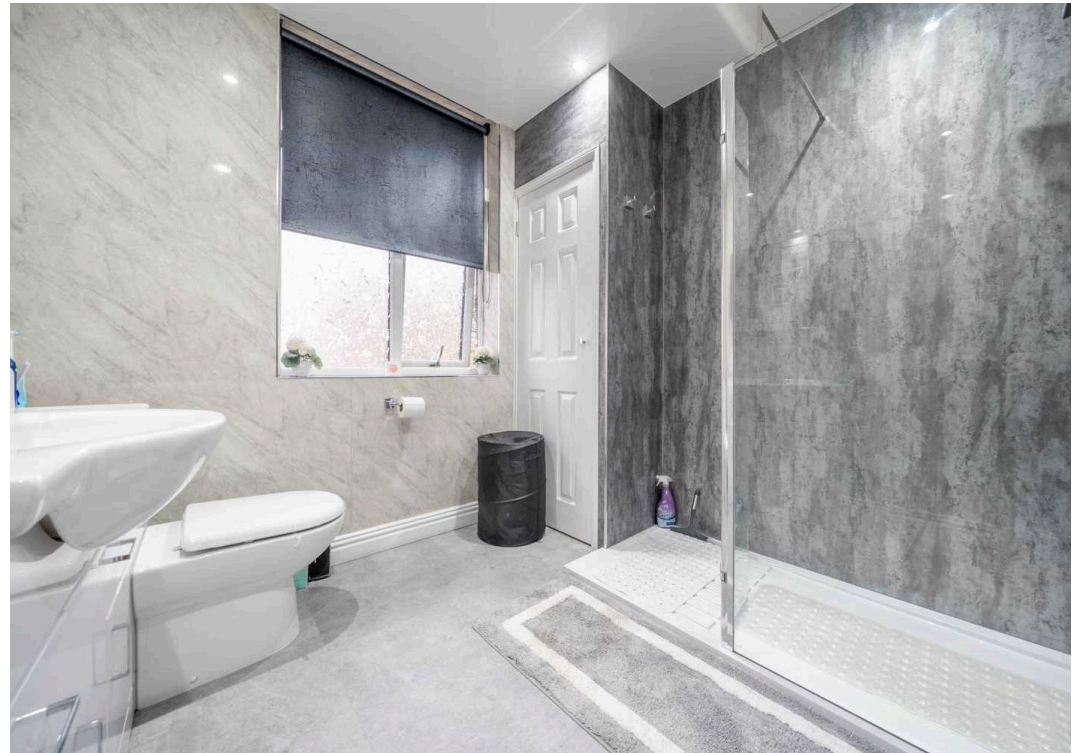
BATHROOM

8' 2" x 8' 0" (2.50m x 2.44m)

UTILITY ROOM/W.C.

8' 1" x 4' 10" (2.47m x 1.47m)











39 Heron Hill, Kendal

Total Area: 78.7 m² ... 847 ft²

For illustrative purposes only - not to scale. The position and size of features are approximate only.
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