



49 Heron Hill, Kendal
£320,000



49 Heron Hill

Kendal

A well proportioned semi-detached bungalow situated in popular residential area convenient for the amenities available both in and around the market town of Kendal. The property is close to a local bus route, is within level walking distance of the community store and is conveniently placed for the supermarkets, schools, the Castle Green Hotel and the mainline railway station at Oxenholme. Nestled within a sought-after residential area, this charming semi-detached bungalow presents a perfect opportunity for those seeking a comfortable and inviting home. The property boasts a light and airy sitting room, a kitchen diner ideal for family meals and entertaining, a sun room looking out over the back garden, three double bedrooms offering ample space, and a family bathroom for added convenience which comprises a W.C., wash hand basin, bath and shower cubicle. The abundance of natural light flowing through the double glazed windows enhances the warm ambience of the interior. With the added comforts of gas central heating, residents can enjoy a cosy environment all year round. Offering easy access to the M6 Motorway, commuting and exploring the surrounding areas is made convenient.

The external features of this property are equally as inviting, with well-kept gardens to both the front and rear. The front of the property features a charming paved walkway bordered by gravelled areas perfect for showcasing potted plants and adding a touch of greenery. As you make your way to the rear garden, you will be greeted by a beautifully maintained outdoor space, complete with two luscious lawns and well-stocked borders that provide a serene and picturesque setting. This outdoor oasis offers the ideal space for outdoor gatherings, children's play, or simply unwinding in the fresh air. The property also has driveway parking and a garage.

- Semi-detached bungalow
- Double glazing and gas central heating
- Light and airy sitting room
- Located in a popular residential area
- Kitchen diner
- Well kept gardens to the front and rear
- Three double bedrooms
- Easy access to the M6 Motorway
- Family bathroom
- Garage and driveway parking

EPC RATING C

SERVICES

Mains electric, mains gas, mains water, mains drainage

COUNCIL TAX: BAND C

TENURE: FREEHOLD

DIRECTIONS

Travelling from Kendal town centre, proceed south along Aynam Road and continue onto Lound Road and past the “K Village”. At the roundabout take the first exit onto Burton Road (A65), continue past the Leisure Centre. Turn immediately left just after the traffic lights onto Heron Hill and then take the first left to find number 49 located on the left.

WHAT3WORDS: chief.forum.slick





PORCH

7' 5" x 4' 9" (2.27m x 1.45m)

ENTRANCE HALL

18' 4" x 17' 5" (5.59m x 5.32m)

SITTING ROOM

14' 3" x 11' 7" (4.34m x 3.53m)

KITCHEN DINER

12' 2" x 11' 6" (3.72m x 3.50m)

SUN ROOM

8' 8" x 2' 10" (2.63m x 0.86m)

BEDROOM

13' 1" x 8' 10" (3.98m x 2.70m)

BEDROOM

12' 0" x 9' 11" (3.66m x 3.02m)

BEDROOM

8' 11" x 8' 7" (2.73m x 2.62m)

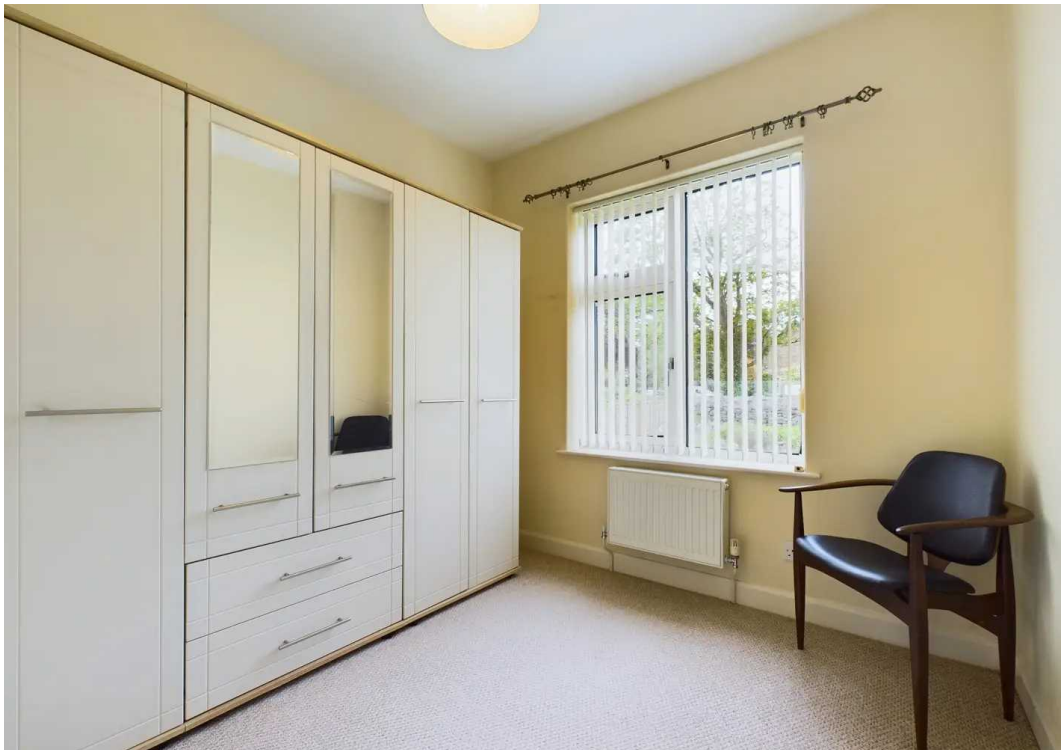
BATHROOM

8' 7" x 6' 11" (2.61m x 2.10m)

BACK PORCH

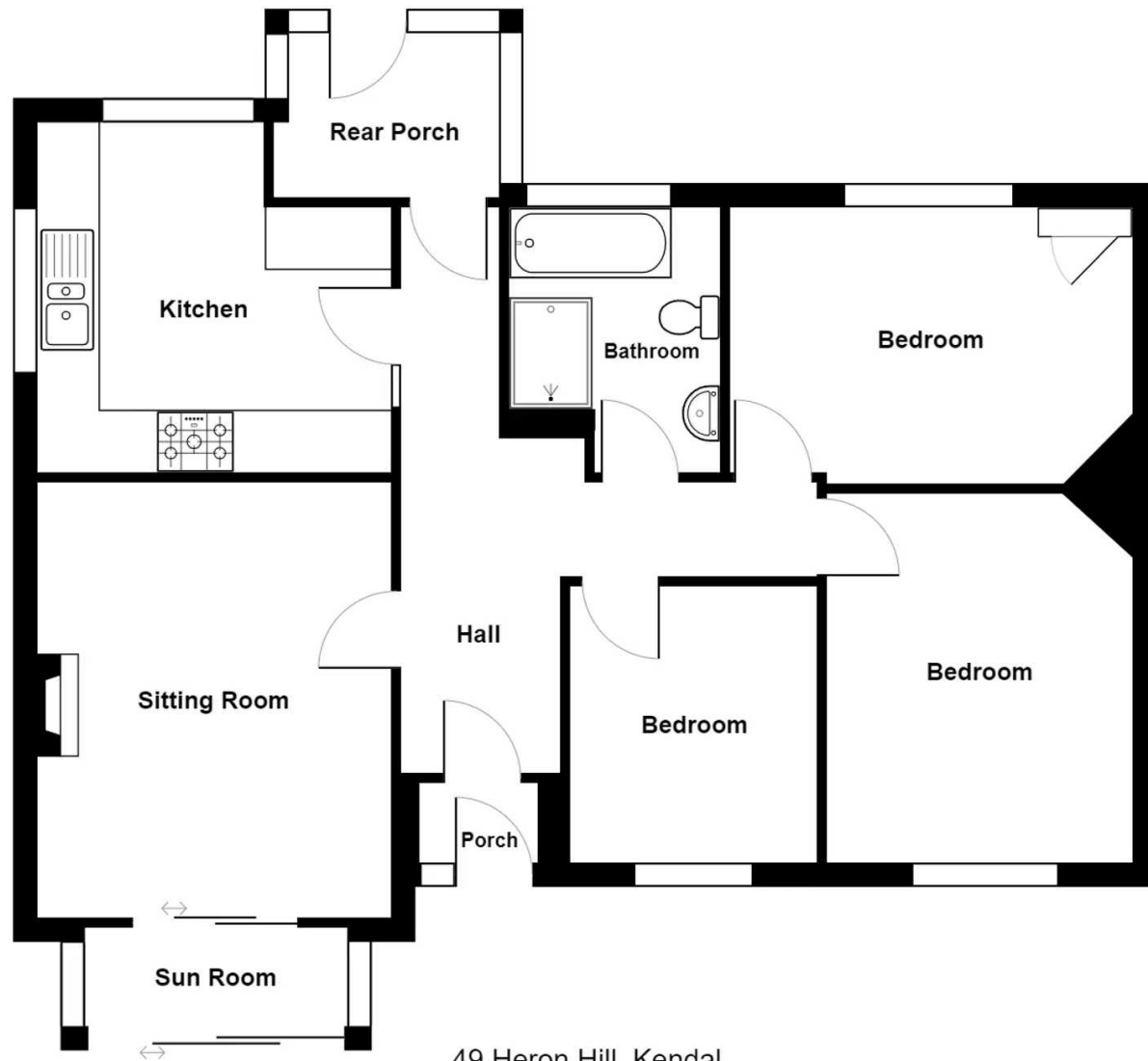
4' 1" x 2' 7" (1.25m x 0.79m)











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