



43 Heron Hill, Kendal  
£350,000





## 43 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 within a sought-after location, this delightful detached bungalow presents a fantastic opportunity for a comfortable lifestyle. Boasting two double bedrooms, this charming two Bedroom Bungalow features double glazing throughout and benefits from a light and airy sitting room, perfect for relaxation or entertaining guests. The property is equipped with gas central heating ensuring warmth and comfort during the colder months. The interior layout includes a dining room that seamlessly flows into the kitchen, providing a convenient setup for daily living. A family bathroom is complemented by a separate toilet for added convenience. Further enhancing the appeal of this residence is the garage with a utility area and driveway parking, offering practical solutions to modern living. Residents can enjoy easy access to local amenities, making daily errands a breeze.

Beyond its inviting interiors, this property offers beautiful gardens at both the front and rear. The rear garden features a brick paved seating area, ideal for outdoor dining and relaxation. With ample space for garden furniture, potted plants, and BBQ gatherings, this area provides a tranquil setting for enjoying the fresh air. In addition, the front garden showcases two well-maintained lawns divided by a path leading to the front door. Lined with well-established hedges and shrubs, the front garden exudes a welcoming ambience and offers space for showcasing potted plants. Whether you seek a private sanctuary or a place to entertain family and friends, the outdoor space of this property promises endless possibilities for enjoyment and relaxation.

- Delightful detached bungalow
- Double glazing throughout
- Light and airy sitting room
- Gas central heating
- Dining room which leads to the kitchen
- Beautiful gardens to the front and rear
- Two double bedrooms
- Easy access to local amenities
- Family bathroom and separate toilet
- Garage with utility area and driveway parking

#### **EPC RATING E**

#### **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 43 on the right hand side.

**WHAT3WORDS:** love.many.erase





## GROUND FLOOR

### PORCH

8' 2" x 3' 7" (2.49m x 1.08m)

### ENTRANCE HALL

18' 0" x 10' 1" (5.49m x 3.08m)

### SITTING ROOM

14' 4" x 13' 9" (4.38m x 4.20m)

### KITCHEN

12' 5" x 10' 2" (3.79m x 3.09m)

### DINING ROOM

12' 8" x 10' 7" (3.85m x 3.22m)

### UTILITY ROOM

6' 4" x 6' 1" (1.94m x 1.85m)

### BEDROOM

13' 0" x 10' 11" (3.96m x 3.33m)

### BEDROOM

11' 7" x 10' 11" (3.53m x 3.32m)

### BATHROOM

11' 3" x 7' 11" (3.42m x 2.42m)

### TOILET

6' 2" x 2' 2" (1.88m x 0.67m)











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

942.6 ft<sup>2</sup>  
87.57 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

**GIRAFFE360**

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