



47 Lingmoor Rise, Kendal
£315,000



47 Lingmoor Rise

Kendal

A delightful three bedroom detached bungalow situated in this popular residential area within the market town of Kendal convenient for all the amenities. The property has excellent links to local transport services, the M6 Motorway and the Lake District National Park.

Nestled in a peaceful residential pocket, this charming 3 bedroom detached bungalow presents an ideal haven within reach of urban conveniences. The property boasts a substantial sitting dining room that provides the perfect setting for relaxed evenings. The kitchen, conveniently linking to the garage and utility room, offers practicality, while the three bedrooms, two of which are doubles, accommodate families or those in need of additional space. A three-piece suite bathroom completes the accommodation, fulfilling daily needs effortlessly. The interior is further enhanced with the provision of gas central heating and double glazing, ensuring a comfortable living environment year-round.

Stepping outside, you are greeted by a meticulously landscaped garden that surrounds the property. The rear garden, fully enclosed for privacy, features a lush lawn, planted beds, and a delightful patio seating area, inviting al fresco dining and entertaining. At the front, a sizeable lawn wraps around the residence, enhancing its kerb appeal. Parking is a breeze with both garage and driveway options available, catering to multiple vehicles and providing convenient access to the property. The emphasis on outdoor space ensures that residents can bask in the tranquillity of their surroundings while appreciating the convenience of town centre proximity. With a harmonious blend of indoor comfort and outdoor allure, this property epitomises a lifestyle of balance and ease.

- Detached bungalow
- Located in a quiet residential area
- Substantial sitting dining room
- Gas central heating and double glazing
- Kitchen with access to the garage and utility room
- Easy access to the town centre
- Three bedrooms with two of them being doubles
- Gardens to the front and rear
- Three piece suite bathroom
- Garage and driveway parking

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.

EPC RATING D

SERVICES

Mains electric, mains gas, mains water, mains drainage

COUNCIL TAX: BAND D

TENURE: FREEHOLD

DIRECTIONS

From the A65 Lound Road turn into Park Side Road and continue past Netherfield Cricket Ground. Turn right on to Valley Drive just before the railway bridge and continue along bearing right on to Lingmoor Rise. Follow the road round to find number 47 on the corner.

WHAT3WORDS: ///flute.strong.rich





GROUND FLOOR

ENTRANCE HALL

11' 5" x 8' 10" (3.48m x 2.68m)

SITTING ROOM

21' 4" x 15' 11" (6.51m x 4.86m)

KITCHEN

11' 1" x 6' 11" (3.38m x 2.10m)

UTILITY ROOM

11' 3" x 8' 7" (3.44m x 2.62m)

BEDROOM

12' 4" x 10' 8" (3.75m x 3.25m)

BEDROOM

10' 11" x 9' 5" (3.34m x 2.87m)

BEDROOM

10' 7" x 6' 0" (3.23m x 1.83m)

BATHROOM

7' 10" x 5' 5" (2.40m x 1.64m)











Approximate total area⁽¹⁾
974.68 ft²
90.55 m²

(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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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