



15 Bowland Drive, Kendal  
£525,000





## 15 Bowland Drive

### Kendal

A well presented detached family home pleasantly located on a cul-de-sac in a popular residential area within the Market Town of Kendal. The property is conveniently placed for both primary and secondary schools, public transport links, supermarkets, the mainline railway station at Oxenholme and the M6. This delightful detached family home boasts a fully renovated interior to an exceptional standard, offering a perfect blend of stylish modern living and comfortable family lifestyle. Some of the work the current owners have done are opened up downstairs, added a modern utility room, bifold doors that look out to the rear garden, electrically operated roller blinds downstairs, new flooring throughout, the roof has been replaced in the last two years and much more.

The beautiful open plan living area features a fully integrated kitchen with a breakfast bar and sitting area, ideal for entertaining guests or enjoying family meals together. The fitted appliances will be included with the sale of the property. The ground floor also benefits from a dining room to enjoy family meals in, a utility room which has access to both the garage and garden and a downstairs cloakroom.

Upstairs, the four double bedrooms provide ample space for a growing family, with the main bedroom benefiting from an en-suite bathroom and newly fitted furniture offering extensive storage. Additionally, there is a four-piece suite bathroom on the first floor. This property is equipped with double glazing, gas central heating, and water fed under floor heating for the kitchen and living room for added comfort and energy efficiency. The bathroom and en-suite bathroom also benefit from under floor heating as well.

The outdoor space of this property is truly exceptional, with stunning gardens at both the front and rear of the home. The rear garden is a true escape, featuring paved patio seating areas, a built-in trampoline, a stunning feature pond, and decking in front of the summer house, which offers additional versatility as both a home office and gym space, complete with its own electric, WIFI, and underfloor heating.



- Delightful detached family home
- Fully renovated by the current owners to a high standard
- Beautiful open plan living area with full integrated kitchen with breakfast bar and sitting area
- Double glazing, gas central heating and underfloor heating on both floors
- Four double bedrooms on the first floor with the main bedroom having an en-suite bathroom
- Summer house in the rear garden which could be used as an office/gym with its own electric, WIFI and underfloor heating
- Four piece suite bathroom on the first floor and a cloakroom on the ground floor
- Garage parking and ample driveway parking
- Stunning gardens with the rear garden having multiple seating area, artificial turf, feature pond and play areas
- Easy access to the town centre, transport services and Lake District National Park

#### 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 C

#### SERVICES

Mains electric, mains gas, mains water, mains drainage

#### COUNCIL TAX: BAND E

#### TENURE: FREEHOLD

#### DIRECTIONS

Leaving Kendal along the A684 turn left on to the old Sedbergh Road and take the second left turn on to Sedbergh Drive passing Castle Park school. Turn left on to Bowland Drive, follow the road round to the left to find number 15 on the left hand side.

**WHAT3WORDS:** ladder.idea.next







## GROUND FLOOR

### ENTRANCE HALL

6' 4" x 4' 2" (1.94m x 1.28m)

### CLOAKROOM

5' 10" x 4' 4" (1.77m x 1.32m)

### INNER HALLWAY

13' 10" x 7' 9" (4.22m x 2.36m)

### OPEN PLAN LIVING AREA

30' 0" x 24' 11" (9.15m x 7.59m)

### DINING ROOM

14' 0" x 9' 6" (4.26m x 2.89m)

### UTILITY ROOM

8' 5" x 8' 2" (2.56m x 2.48m)

## FIRST FLOOR

### LANDING

9' 10" x 3' 7" (3.00m x 1.10m)

### BEDROOM

14' 3" x 11' 5" (4.35m x 3.49m)

### EN-SUITE

7' 10" x 6' 9" (2.39m x 2.06m)

### BEDROOM

12' 9" x 11' 11" (3.89m x 3.62m)

### BEDROOM

11' 11" x 8' 9" (3.62m x 2.67m)

### BEDROOM

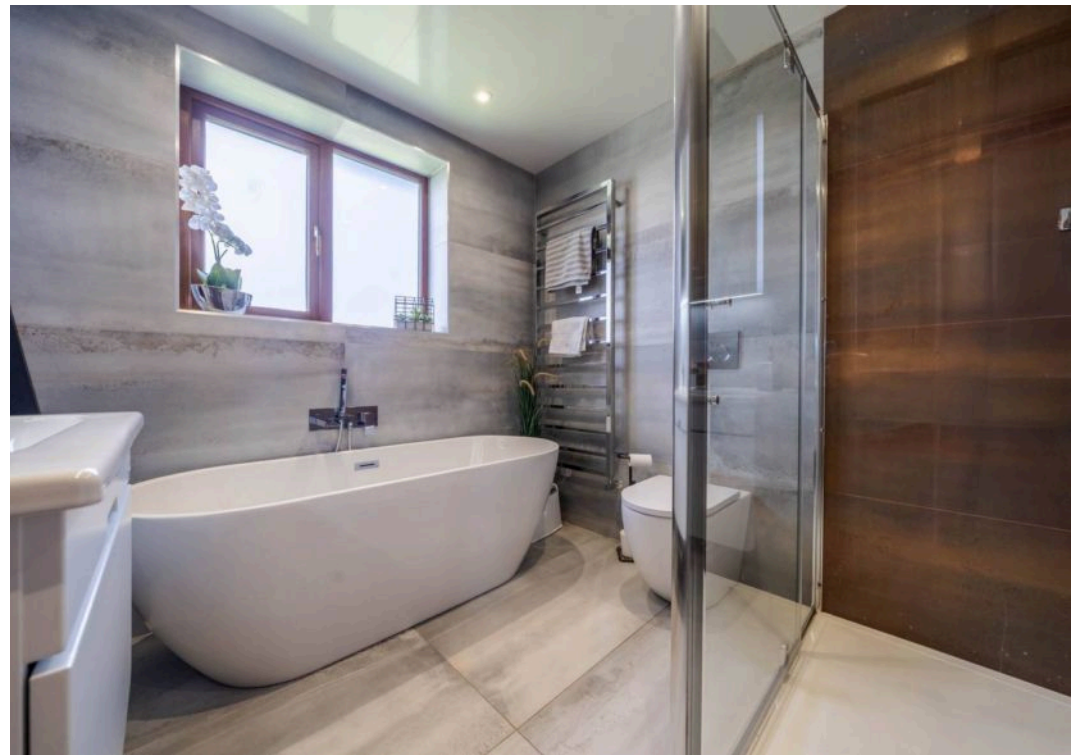
11' 5" x 9' 10" (3.49m x 3.00m)

### BATHROOM

7' 9" x 7' 9" (2.36m x 2.35m)















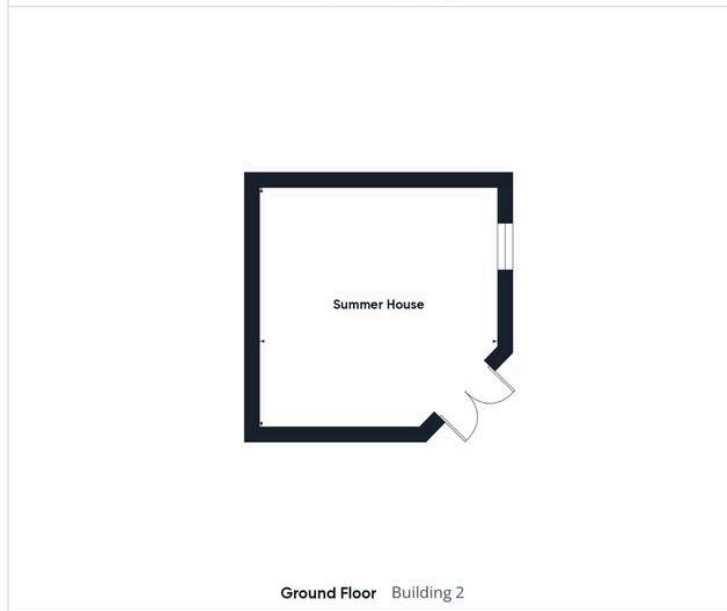




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



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

1756.65 ft<sup>2</sup>  
163.2 m<sup>2</sup>

**Reduced headroom**

15.57 ft<sup>2</sup>  
1.45 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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.

**GIRAFFE360**

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