



88 Milnthorpe Road, Kendal
£560,000



88 Milnthorpe Road

Kendal

Occupying a convenient position on Milnthorpe Road, this substantial detached home offers spacious and highly flexible accommodation arranged over two floors. The property presents an exciting opportunity for purchasers seeking a sizeable home with scope to personalise and enhance over time.

The ground floor accommodation includes a spacious sitting room together with a separate dining room, providing flexibility for both everyday living and entertaining. The kitchen offers space for informal dining and is complemented by a useful utility room. The garden room provides a further space to sit and relax whilst overlooking the outdoor space.

A particular feature of the property is its adaptable layout, with bedroom accommodation on the ground floor alongside a shower room and separate WC. This arrangement may suit multi generational living, guest accommodation or those seeking flexible work from home space.

To the first floor are three bedrooms, including a principal bedroom benefitting from an en suite. The remaining accommodation includes a further double bedroom together with a versatile room that could be utilised as a single bedroom, study, hobby room or home office, offering flexibility to suit a variety of needs.

Externally, the property benefits from a garden spacious garden to the rear together with off road parking and a double garage, providing excellent practicality for family life. Solar panels with battery storage and an EV charging point provide useful modern additions to the property.

- Substantial detached home offering spacious and flexible accommodation
- Kitchen with space for everyday dining and adjoining utility room
- Spacious sitting room together with a separate dining room
- Garden room providing additional space to relax
- Four well proportioned bedrooms, including a principal bedroom with en suite
- Additional versatile room with potential for use as a study, hobby room or fifth bedroom
- Spacious rear garden with patio seating area and elevated lawned section
- Double garage and off road parking
- Solar panels with battery storage and EV charging point
- Convenient Kendal location with easy access to the A590 and M6

WHAT3WORDS:///reject.glue.humid

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: G





ENTRY

16' 5" x 15' 6" (5.00m x 4.72m)

LIVING ROOM

16' 0" x 15' 7" (4.87m x 4.74m)

DINING ROOM

16' 1" x 15' 5" (4.91m x 4.71m)

KITCHEN

19' 2" x 9' 2" (5.85m x 2.80m)

UTILITY ROOM

9' 5" x 7' 11" (2.88m x 2.42m)

BEDROOM

13' 0" x 11' 11" (3.96m x 3.64m)

BEDROOM

12' 10" x 12' 1" (3.91m x 3.68m)

GARDEN ROOM

11' 3" x 5' 4" (3.43m x 1.63m)

WC

7' 11" x 3' 6" (2.41m x 1.06m)

SHOWER ROOM

8' 0" x 3' 2" (2.44m x 0.97m)

LANDING

8' 1" x 4' 11" (2.47m x 1.50m)

BEDROOM

17' 4" x 15' 5" (5.29m x 4.71m)

EN SUITE

7' 10" x 4' 8" (2.39m x 1.41m)

BEDROOM

15' 5" x 10' 5" (4.71m x 3.18m)



STUDY/BEDROOM

8' 4" x 8' 0" (2.55m x 2.43m)

BATHROOM

11' 3" x 6' 9" (3.42m x 2.06m)

SERVICES

Mains electric, mains gas, mains water, mains drainage

EPC RATING D

COUNCIL TAX BAND currently Band G

TENURE: FREEHOLD

IDENTIFICATION CHECKS

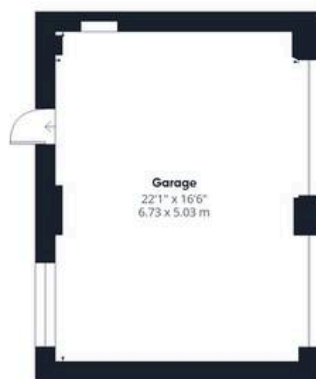




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

2399 ft²

222.9 m²

Reduced headroom

45 ft²

4.2 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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