

88 Milnthorpe Road, Kendal

£560,000

Your Local Estate Agents ThomsonHaytonWinkley



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





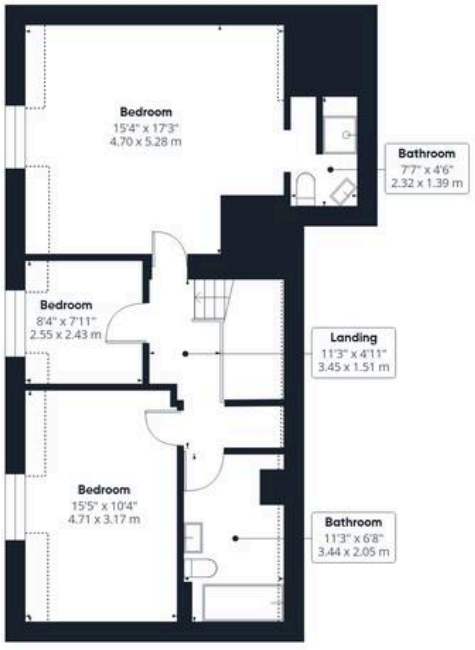








Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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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



THW Estate Agents

112 Stricklandgate, Kendal - LA9 4PU

01539 815700 • kendal@thwestateagents.co.uk • www.thwestateagents.co.uk

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