

60 Drovers Drive, Kendal - LA9 6FH

Kendal

Guide Price £200,000

## 60 Drovers Drive

Kendal, Cumbria

This lovely two-bedroom, end of terrace house offers versatile living space throughout. The property welcomes you with a modern facade, a front garden, and the convenience of off-road parking. Inside, the open plan living area seamlessly connects the lounge and kitchen, providing an ideal setting for both relaxing and entertaining. The living space is enhanced by abundant natural light from large windows. The modern kitchen features a dining area and separate WC.

A highlight of the home is the access to a private, securely fenced rear garden, complete with a patio – perfect for outdoor dining and entertaining. Garden enthusiasts will appreciate the raised flower beds and a practical shed for additional storage. The contemporary bathroom is designed with comfort in mind, boasting a bath and shower, heated towel rail, and sleek fixtures in a neutral, elegant setting. Double-glazed windows throughout improve energy efficiency and provide a peaceful atmosphere. This property is perfect for first time buyers. No chain.

EPC Energy Efficiency: B





**Hallway**

5' 7" x 4' 9" (1.69m x 1.44m)

**Wc**

2' 11" x 5' 10" (0.90m x 1.79m)

**Lounge**

18' 6" x 10' 4" (5.64m x 3.15m)

**Kitchen / Dining**

8' 11" x 13' 8" (2.73m x 4.16m)

**Landing**

7' 2" x 6' 9" (2.18m x 2.07m)

**Bedroom 1**

10' 8" x 13' 9" (3.25m x 4.19m)

**Bathroom**

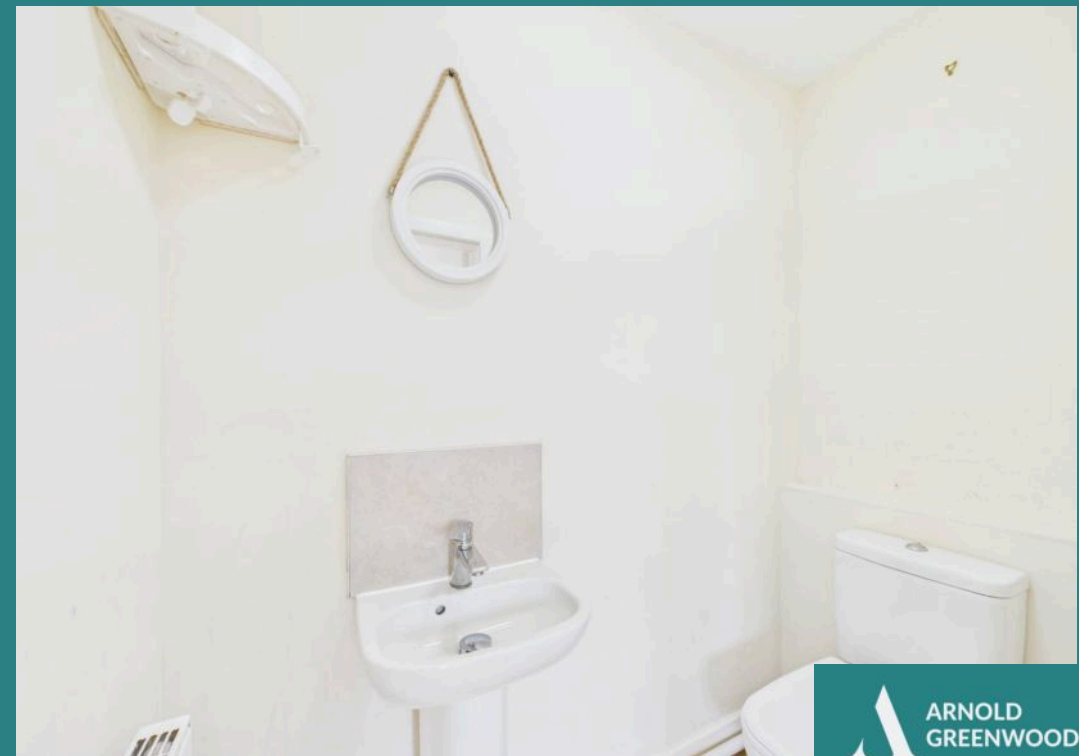
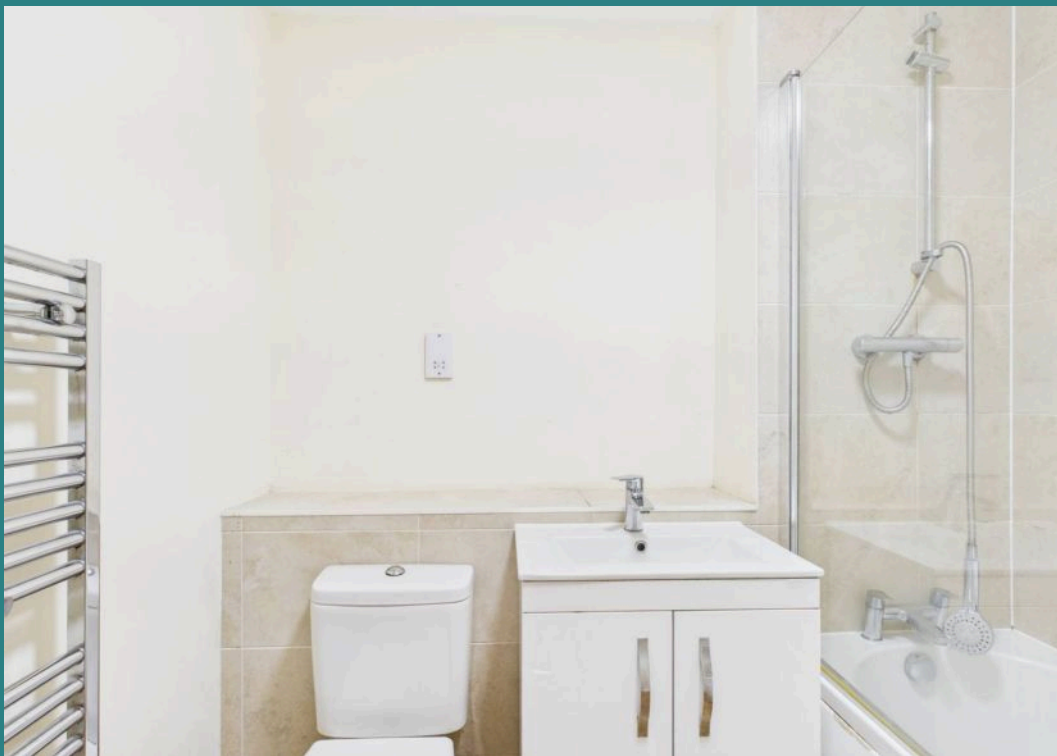
7' 3" x 5' 8" (2.20m x 1.73m)

**Bedroom 2**

9' 5" x 13' 9" (2.86m x 4.18m)







## REAR GARDEN

Rear garden with patio and flower bed.

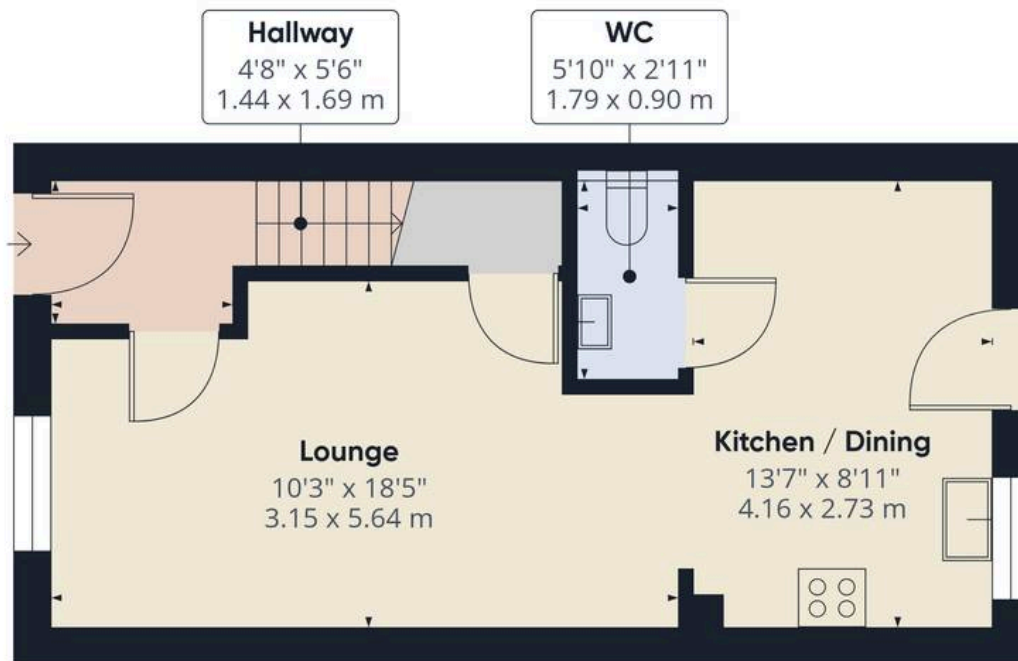
## FRONT GARDEN

Lawned area.

## ALLOCATED PARKING

1 Parking Space



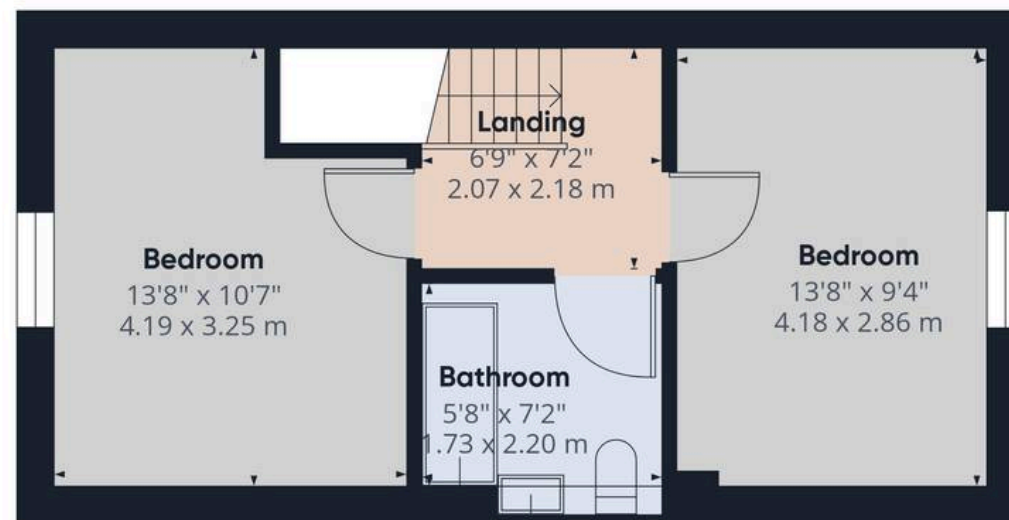


Ground Floor

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

713 ft<sup>2</sup>

66.3 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

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

GIRAFFE 360





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