



25 Sycamore Close, Endmoor - LA8 0NY

Guide Price £360,000







## 25 Sycamore Close

Endmoor, Kendal

This detached property, which was previously a four-bedroom house has been thoughtfully redesigned and now features an internal lift for accessibility. Fully wheel chair accessible from the rear of the property, could easily be converted back to 4 bedrooms. The ground floor has a kitchen/diner, a dining room perfect for hosting gatherings, a cosy lounge area, a conservatory and WC.

The first floor has three bedrooms. The master bedroom boasts an en-suite, the second bedroom has been adapted with a lift for accessibility, while the wet room has also been adapted to provide convenience. Completing this residence is a convenient garage, offering parking space and extra storage. A standout feature of this property is the fabulous views over the recreation area and the sought after location.





### **Hallway**

Space for shoes and coats, doors to kitchen and WC. Stairs to first floor.

### **Kitchen/Diner**

Indesit gas hob, built in oven and extractor, space for dishwasher and upright fridge/freezer. Window to the rear aspect overlooking the recreation area. There is a door to the garage and a lift that drops down from the second bedroom.

### **Open Plan Lounge/Dining Room**

Window to the front aspect, gas coal effect fire with decorative surround. Dining area has patio doors to the sunroom.

### **Sunroom**

Looks out over the recreation area. Door leads out onto the decking.

### **WC**

WC, wash hand basin and extractor.

### **Landing**

Doors to 3 bedrooms and wet room, access to the loft.







### **Bedroom 1**

Double room with 2 windows to the front aspect, built in double wardrobe. Door to the en-suite.

### **En-Suite**

Shower, ladder radiator, sink, WC, extractor and shaver point.

### **Bedroom 2**

Formally 2 rooms, this room has been adapted to house a Wessex Lift that lowers into the dining area of the kitchen. Window to the front and rear aspect, double wardrobe which is an airing cupboard. Could easily be converted back to 2 rooms.

### **Bedroom 3**

Double room with window to the rear and double wardrobe.

### **Wetroom**

Adapted wetroom with Mira shower, WC, sink, ladder radiator, extractor and shaver points.

### **Garage**

Plumbing for washing machine, up and over door, consumer units and Viesmann boiler and side door.





## Rear Garden

Decking with views over the recreation area.  
Wheel chair accessible ramp to the side.

## Garage

Single Garage

## Driveway

4 Parking Spaces

Travel south out of Kendal on the A65 towards Endmoor. Approaching the village, take the left into sycamore Close, follow the road round to the left and number 25 is on the right hand side with our 'For Sale' board outside.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

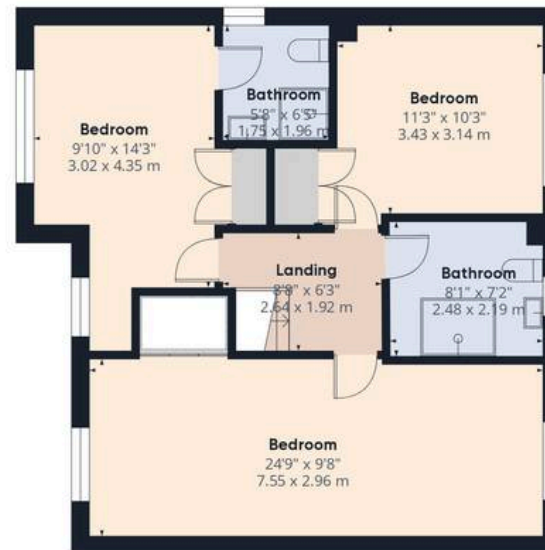
EPC Environmental Impact Rating: D

Gas Central Heating, Mains Water and Mains Drainage.





Ground Floor



Floor 1





## Arnold Greenwood Estate Agents

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