



**Kendal**

**£200,000**

68 Whinfell Drive  
Kendal  
Cumbria  
LA9 6JW

This three-bedroom semi-detached family home stands on a large corner plot at the head of a quiet cul-de-sac on the fringe of open countryside with uninterrupted views across to the fells of Kentmere and Whinfell.

The property is located on a popular residential estate within easy access of local shops and schools. Now in need of some updating the property has the benefit of UPVC double glazing and a range of outbuildings.

Property Ref: K6344

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TBC



Living Room



Bedroom One

**Location:** From Sandylands Road proceed up Jenkin Rise bearing left at the top of the hill. Follow the road to the T junction, number 68 can then be seen straight ahead in the far-left corner.

**Accommodation with approximate dimensions:**

**Entrance Hall** UPVC double glazed door and side window. Storage heater, staircase to first floor and useful under stairs alcove.

Inner hallway with electric/broom cupboard and UPVC double glazed door to outside.

**Living Room** 13' 6" x 11' 7" (4.11m x 3.53m) overlooking an open green to the front with distant views across the town. UPVC double glazed bay window. Attractive fireplace with polished inset and hearth and fitted fire, arched fireside alcove. TV aerial point

**Fitted Kitchen** 20' 2" x 9' 9 max" (6.15m x 2.97m) enjoying an open aspect across open fields to the distant fell beyond. Three UPVC double glazed windows. Fitted with a range of wall and base cupboard with complementary working surfaces and breakfast bar and tiled splash backs. Inset bowl and half stainless steel sink, slot in oven and space for undercounter fridge. Plumbing for washing machine. Storage heater.

**Landing** storage heater, UPVC double glazed window and access to loft space.



Bedroom Two

For a Viewing Call 01539 729711



Breakfast Kitchen

**Bedroom 1 (front)** 12' 2" x 10' 5" (3.71m x 3.18m) again with far reaching views across the town. UPVC double glazed window.

**Bedroom 2 (rear)** 12' x 9' 2" (3.66m x 2.79m) overlooking open fields to the distant fells. UPVC double glazed window, fitted wardrobe cupboard.

**Bedroom 3 (front)** 9' 6 max" x 8' 9" (2.9m x 2.67m) UPVC double glazed window with views across the town and Kendal castle. Storage heater.

**Bathroom** complementary tiled walls, panel bath with Mira shower over, pedestal wash hand basin. UPVC double glazed window, airing cupboard with hot water cylinder.

**Separate WC** complementary tiled walls, WC and UPVC double glazed window.

**Outside:** The property has the benefit of a garden to the front and to the rear a large enclosed garden bordering open fields and countryside with paved patio and lawn. A range of outbuildings include two useful garden stores and an outside WC.

**Services:** mains electricity, mains water, mains drainage.

**Council Tax:** South Lakeland District Council - Band B

**Viewing:** Strictly by appointment with Hackney & Leigh - Kendal office

**Energy Performance Certificate:** The full Energy Performance Certificate is available on our website and also at any of our offices.

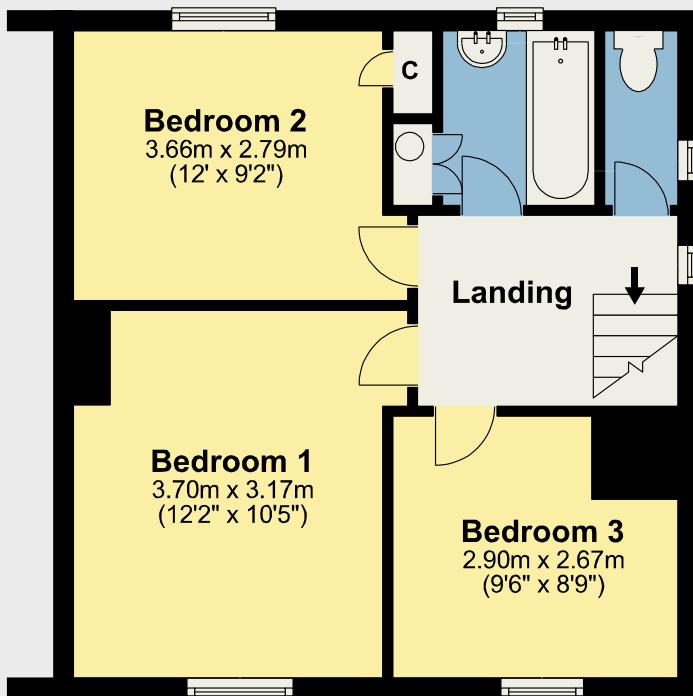


Bedroom Three

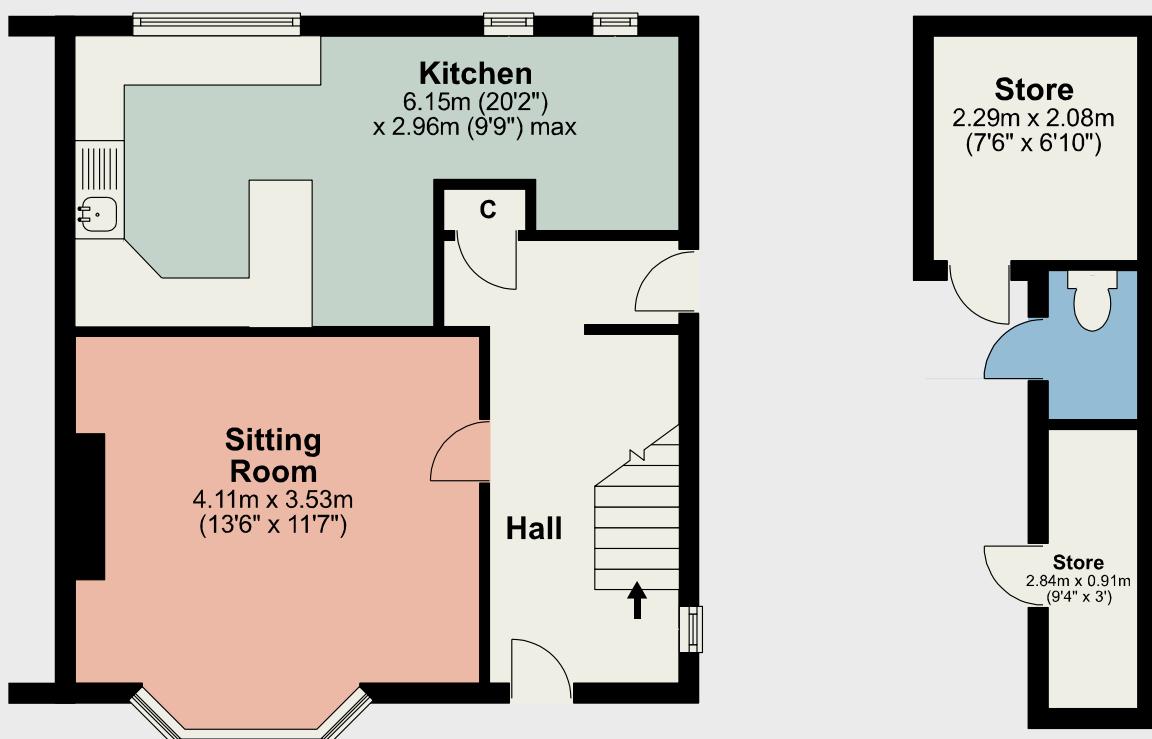


Garden

## First Floor



## Ground Floor



Total area: approx. 90.4 sq. metres (972.7 sq. feet)

For illustrative purposes only. Not to scale. REF:k6344

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