



3 Castle Grove, Kendal
Asking Price £300,000

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Thomson Hayton Winkley



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A well proportioned semi-detached house with views of Kendal Castle located in a popular residential area within Kendal. Having a sitting room, dining room, kitchen, four bedrooms, shower room, utility room with W.C. double glazing, gas central heating, private garden and parking. No upper chain.







3 CASTLE GROVE

An appealing well proportioned semi detached house with lovely views from the front and the rear situated in a popular residential area with views of Kendal Castle. The property is within level walking distance of the local convenience store and is conveniently placed for the many amenities available both in and around Kendal's market town. The location offers easy access to the mainline railway station at Oxenholme and is within easy reach of the M6 and both the Lake District and Yorkshire Dales National Parks.

The well presented accommodation briefly comprises entrance hall, sitting room, dining room, kitchen, bedroom/office and utility room with W.C. on the ground floor and three further bedrooms and a shower room to the first floor. The property benefits from double glazing and gas central heating to the most part and is offered for sale with no upper chain.

Outside offers driveway parking and a garden to the front of the house and a fabulous private garden and patio to the rear.

Castle Grove also benefits from being on a local bus route with the bus stops being just a short distance from the property.

GROUND FLOOR

ENTRANCE HALL

11' 9" max x 6' 0" max (3.59m x 1.85m)

Double glazed door, radiator, understairs cupboard, fitted mirror to recess.

SITTING ROOM

18' 6" max x 15' 11" max (5.65m x 4.86m)

Double glazed window, single glazed window to kitchen, radiator, living flame gas fire to marble fireplace, built in shelving to alcove, coving.

DINING ROOM

14' 6" x 8' 3" (4.42m x 2.52m)

Double glazed window, radiator, feature exposed stone wall, coving.

KITCHEN

11' 9" max x 9' 9" max (3.60m x 2.98m)

Double glazed door to garden, two double glazed windows, base and wall units, stainless steel sink, built in oven and grill, electric hob, fridge freezer, tiled splashbacks, coving.





INNER HALL

4' 7" x 3' 0" (1.40m x 0.92m)

Built in cloaks cupboard.

BEDROOM/HOME OFFICE

12' 2" x 7' 11" (3.71m x 2.42m)

Three double glazed windows, radiator.

UTILITY ROOM WITH W.C.

7' 2" x 5' 1" (2.20m x 1.55m)

Single glazed window, fitted base units, two piece suite comprises W.C. and wash hand basin, gas central heating boiler, washing machine, fitted coat hooks, tiled splashbacks, partial panelling to walls.

FIRST FLOOR

LANDING

9' 6" max x 8' 7" max (2.92m x 2.64m)

Single glazed window, radiator, built in cupboard, loft access.

BEDROOM

13' 0" x 8' 11" (3.98m x 2.73m)

Double glazed window, radiator, built in wardrobe.

BEDROOM

11' 3" max x 10' 1" max (3.45m x 3.08m)

Double glazed window with views towards the castle.

BEDROOM

11' 8" x 7' 11" (3.57m x 2.42m)

Double glazed window, radiator, built in airing cupboard housing hot water cylinder.

SHOWER ROOM

11' 3" x 5' 6" (3.45m x 1.69m)

Double glazed window, radiator, three piece suite in white comprises W.C., wash hand basin and fully panelled shower cubicle with electric shower, built in cupboard, wall light, shaver point.

OUTSIDE

The front of the house offers driveway parking and an attractive well stocked flower bed and the rear of the property boasts a fabulous private enclosed garden which includes well maintained lawns bordered with established trees and shrubs, a patio seating area, screened composting area, brick built shed and great space for bin and recycling storage accessed directly from the kitchen.

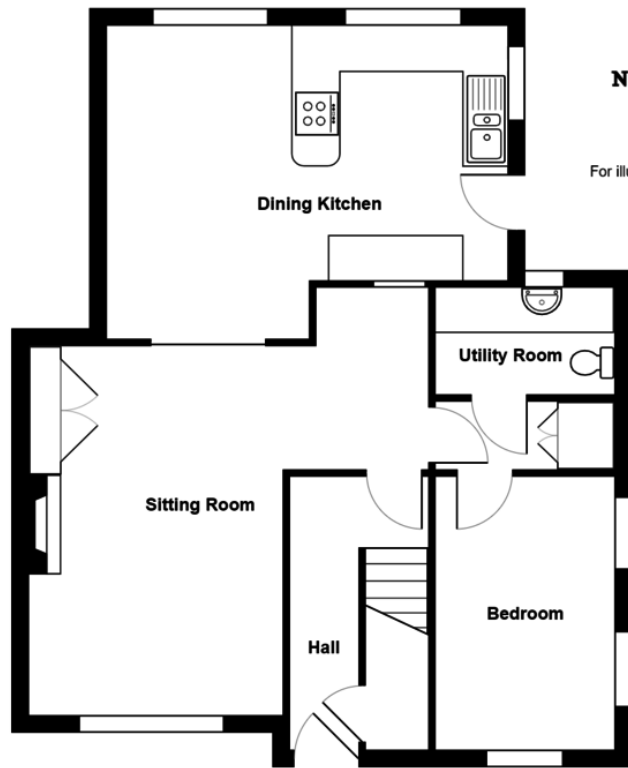
SERVICES

Mains electricity, mains gas, mains water, mains drainage.

COUNCIL TAX BANDING

Currently Band D as shown on the Valuation Office website.





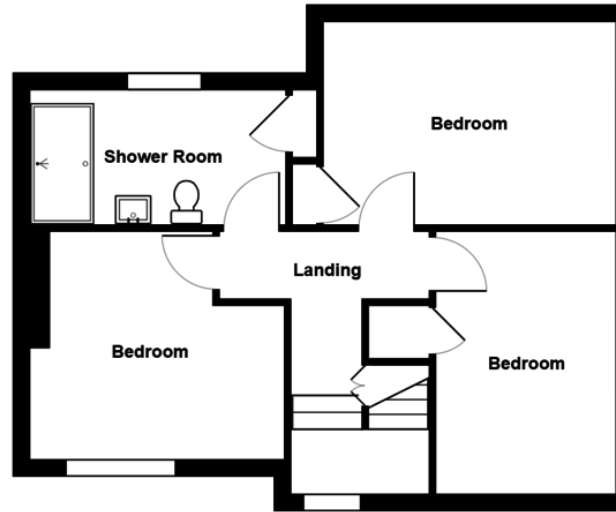
Ground Floor



3 Castle Grove, Kendal

Total Area: 112.5 m² ... 1211 ft²

For illustrative purposes only - not to scale. The position and size of features are approximate only.
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First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

DIRECTIONS

From our Kendal office take the A6 Sandes Avenue and cross the river passing Kendal Museum on the right. At the mini roundabout turn right into Wildman Street and then turn left on to Castle Street. Continue to turn right in to Castle Road and merge on to Castle Grove to find number 3 being the second property on the left.

Important Notice

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