



15 Middle Lane, Kendal  
Asking Price £220,000

Your Local Estate Agents  
Thomson Hayton Winkley



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A beautifully presented traditional stone built end terrace house centrally located within the market town of Kendal. Having a sitting room, modern dining kitchen, two bedrooms and a bathroom. With single glazing, gas central heating, enclosed yard with workshop/store. Permit parking.













## 15 MIDDLE LANE

A charming Edwardian end of terrace stone built house centrally located in a popular residential area in Kendal. The property is close to Maudes Meadow park, Serpentine Woods and the many amenities available both in and around the Market town. Kendal offers easy access to both the Lake District and Yorkshire Dales National Parks, the mainline railway station at Oxenholme and links to the M6.

The beautifully presented accommodation offers an entrance hall, sitting room with woodburning stove to feature fireplace and a modern dining kitchen to the ground floor and two bedrooms and a bathroom on the first floor. The property benefits from having gas central heating, has been well maintained throughout and retains the original sash windows and pitch pine doors.

There is an enclosed yard to the rear with a workshop/store. Residents permit parking applies.

## GROUND FLOOR

### ENTRANCE HALL

3' 10" x 3' 1" (1.17m x 0.94m)

Double glazed door with double glazed window above, radiator.

### SITTING ROOM

14' 1" max x 11' 6" max (4.30m x 3.53m)

Single glazed sliding sash window, radiator, woodburning stove to feature inglenook fireplace, built in cupboard, wall lights, picture rail.

### DINING KITCHEN

14' 11" x 7' 2" (4.55m x 2.20m)

Double glazed door, single glazed window, radiator, good range of base and wall units, stainless steel sink, built in oven, electric hob, space for fridge, plumbing for washing machine, under wall unit lighting, tiled splashbacks, built in cupboard housing gas combination boiler.









## FIRST FLOOR

### LANDING

3' 5" x 2' 6" (1.06m x 0.77m)

Access to partially boarded loft with drop down ladder.

### BEDROOM

14' 4" max x 10' 3" max (4.39m x 3.14m)

Single glazed sliding sash window with views overlooking the town towards open countryside, radiator, picture rail.

### BEDROOM

10' 5" x 7' 6" (3.20m x 2.30m)

Single glazed sliding sash window, radiator, picture rail, bedside wall lights.

### BATHROOM

7' 8" x 7' 3" (2.35m x 2.23m)

Single glazed sliding sash window, radiator and heated towel radiator, three piece suite in white comprises W.C., wash hand basin and bath with mixer shower, extractor fan, fitted mirrored wall unit, shaver point, partial tiling to walls.

## WORKSHOP/STORE

11' 9" x 6' 9" (3.60m x 2.07m)

Timber door, single glazed window.

## OUTSIDE

There is an enclosed yard to the rear and a workshop/store together with residents permit parking for two vehicles.

There is also a communal courtyard to the front of the property which includes seating areas, mature trees and well stocked planters.

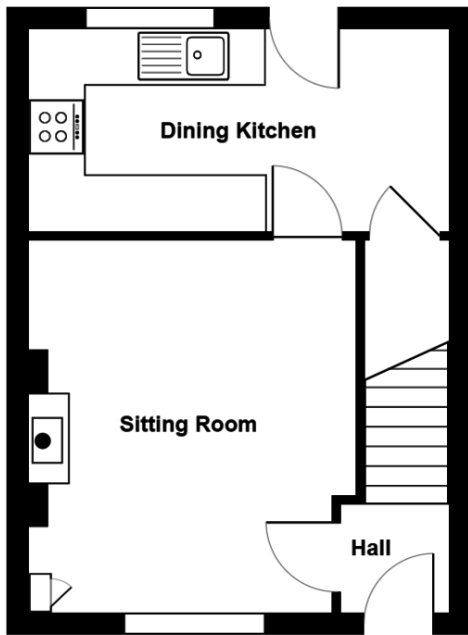
## SERVICES

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

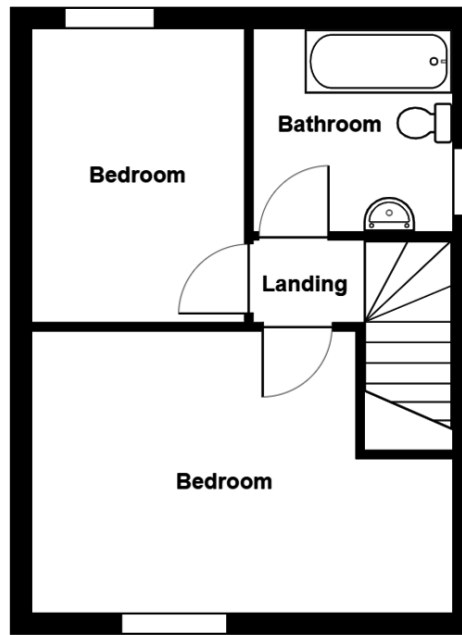
## COUNCIL TAX BANDING

Currently Band B as shown on the Valuation Office website.





Ground Floor



First Floor



15 Middle Lane, Kendal

Total Area: 57.5 m<sup>2</sup> ... 619 ft<sup>2</sup>

**Important Notice**

For illustrative purposes only - not to scale. The position and size of features are approximate only.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		89   B
69-80	C		
55-68	D	59   D	
39-54	E		
21-38	F		
1-20	G		

**DIRECTIONS**

Travel along the one way system through Highgate and turn left at the Town Hall on to Allhallows Lane. Take the first right into Low Fellside and bear left on to Middle Lane to find number 15 located on the left.

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