

40  
YEARS  
1982 - 2022

HACKNEY  
& LEIGH



## Kendal

£200,000

12 Rinkfield, Kendal, Cumbria, LA9 7LP

This well presented three bedroom mid-terraced house is situated in a quiet cul-de-sac on Rinkfield to the south east of the town centre in a level and convenient location for shops, post office, schools, Dr's surgery the Kendal Leisure Centre and on a local bus route. The property benefits from a well balanced layout with living room and dining kitchen on the ground floor and a modern bathroom, two double bedrooms and a good single bedroom on the first floor.

The property has the benefit of double glazing and gas central heating and outside is an easily maintained paved and gravelled garden to the front and a large south facing sunny garden to the rear. An ideal home for first time buyers, family or those seeking a buy to let investment property. With no upward chain an early appointment to view is highly recommended.



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E



26 Mbps



On-Road Parking

### Quick Overview

Well presented Mid Terraced House  
Quiet Cul-De-Sac Position  
Living Room and Fitted Dining Kitchen  
Three Good Bedrooms  
Modern Bathroom  
Sunny South facing Enclosed rear Garden  
Double Glazing and Gas Central Heating  
Easy Walking of Local Amenities

Property Reference: K6522





Living Room



Dining Kitchen



Dining Kitchen



Bedroom One

**Location:** Rinkfield is situated in a convenient location just off Burton Road in Kendal, close to the Kendal Leisure Centre, Kirkbie Kendal School and Rinkfield post office and store. Take the right turning just after the leisure centre into Rinkfield and follow the road down. Number 12 is then found a short way along set back in a quiet cul-de-sac on your right handside.

**Property Overview:** This red brick and rendered mid terraced property benefits from being in a quiet cul-de-sac location, yet within easy walking of many local amenities including primary and secondary schools, shops, a post office and Kendal leisure centre.

Owned for many years by the vendor, the property has an easy to manage layout with a small entrance hall with staircase that leads up to the first floor and a door that opens into the living room which overlooks the front garden and has an attractive timber fireplace with cast iron and tiled inset.

Leading through to the adjoining kitchen which is fitted with a range of wall and base units with complementary working surfaces and co-ordinating part tiled walls. The oven is built in and there is a four ring gas hob with cooker hood, together with space for an under counter fridge and plumbing for a washing machine. The dining area is light and airy with a large window and door that opens to the sunny south facing garden.

Upstairs you will find three good bedrooms, two are doubles, one overlooking the front garden and one enjoying an aspect of the rear garden. The single bedroom houses the airing cupboard with hot water cylinder and shelved for linen with a further storage cupboard over.

The bathroom is modern with complementary part tiled walls, and a three piece suite in white comprising; a panel bath with Triton shower over, a pedestal wash hand basin and WC. A shelved alcove offers plenty of display space for toiletries.



Accommodation with approximate dimensions:

Ground Floor

Entrance Hall

Living Room

12' 6" x 11' 11" (3.81m x 3.63m)

Dining Kitchen

16' 8" x 11' 9 max" (5.08m x 3.58m)

First Floor

Landing

Bedroom 1 (rear)

11' 5" x 9' (3.48m x 2.74m)

Bedroom 2 (front)

10' 6" x 9' (3.2m x 2.74m)

Bedroom 3 (rear)

7' 11" x 7' 5" (2.41m x 2.26m)

Bathroom

**Outside:** The property has the benefit of a paved and gravelled front garden with hedge screening to the road. To the rear is a large private enclosed south facing garden with hedge and fence screens, lawn and paved patio and the beds and borders are well stocked with a wide variety of colourful plants and shrubs and mature trees.

Note: 12 Rinkfield has a right of access for bins etc. across the adjoining neighbours garden.

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

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

**Tenure:** Freehold

**Viewings:** 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 Two



Bedroom Three



Bathroom

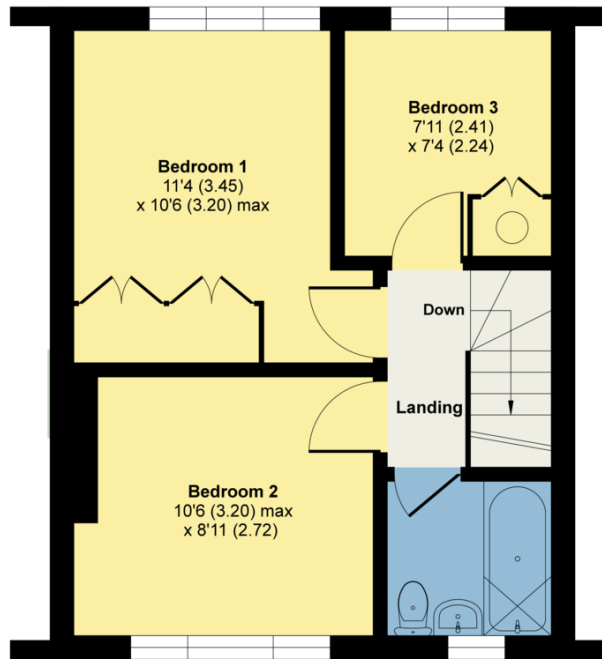


Private enclosed south facing garden

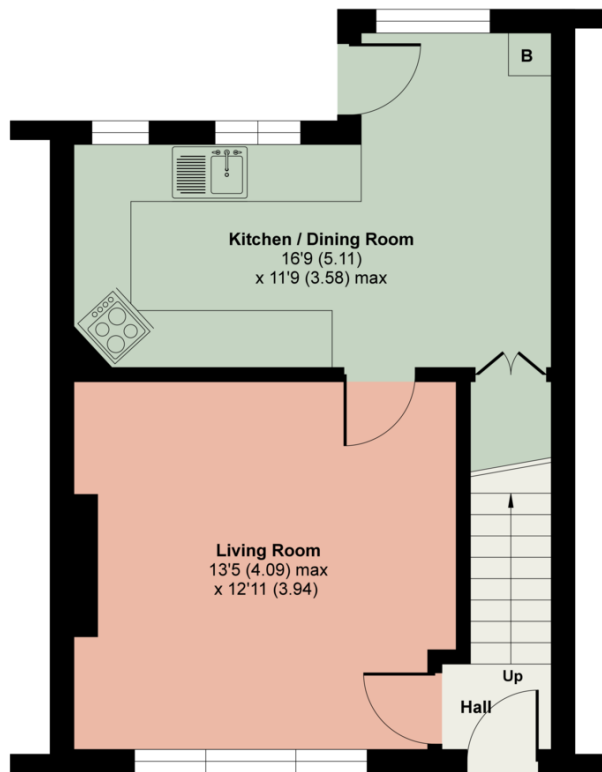
# Rinkfield, Kendal, LA9

Approximate Area = 738 sq ft / 69 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2022. Produced for Hackney & Leigh. REF: 870369

A thought from the owners..."I have enjoyed the sunny, southerly kitchen, bedrooms and sheltered garden, making heating economical in this house"

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