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## Kendal

29 Collin Road, Kendal, Cumbria, LA9 5LH

This excellent semi-detached four double bedroom home offers so much more than first meets the eye and those who view will appreciate the well balanced, spacious and flexible layout as soon as they step through the front door. With the real benefit of a show-stopping kitchen with patio doors opening into the south facing garden, there is large sitting room and downstairs WC and utility room. Upstairs is the house bathroom and four double bedrooms, one en-suite.

The property is located to the south of the market town of Kendal, in a popular location, with access to good local primary schools within walking distance. There is a driveway that provides off road parking and low maintenance, south facing garden to the rear that boasts sun all day long. A well presented property that offers a home ready for the new owners to move into and enjoy. An early appointment to view is highly recommended.

Offers in Excess Of: £375,000

### Quick Overview

- Excellent semi-detached family home
- Large sitting room, cloakroom & utility room
- Show-stopping kitchen with patio doors to the garden
- Four double bedrooms & family bathroom
- Low maintenance, south facing garden to the rear
- Driveway with off-road parking
- Perfectly located in the south of Kendal town
- Gas central heating & double glazing
- Broadband speed of 80 Mbps



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80 Mbps



Driveway with  
off-road parking

Property Reference: K6568



Sitting Room



Sitting Room



Utility Room



Kitchen

**Location** Situated in a popular residential area to the south of the market town of Kendal. Collin Road can be found by leaving Kendal on the Milnthorpe Road continuing through the traffic lights at Romney Road proceeding past Romneys Pub. Take the second turning on your right into Collin Road. Number 29 can be found on the left hand side.

**Property Overview** Built by Russell Armours in the 1980s and double glazed throughout, the owners of 29 Collin Road have recently carried out extensive renovation works to the ground floor of the property in order to make the most of the south facing rear garden whilst installing a show stopping kitchen, making ideal family living. Moving through the property it is very evident to see how this property would work well for families wishing to be located on the south side of Kendal near to good primary and secondary schools and with easy access to Kendal Bypass and the M6.

The ground floor to 29 Collin Road offers a flexible and inclusive living area and once through the front door you will be blown away by the recently update kitchen with state of the art appliances and finish. When entering the property there is space to hang wet coats and kick off muddy boots. A useful WC is located just off the kitchen. The kitchen, with patio doors opening to the south facing rear garden and newly installed double glazed windows to the front has an attractive tile flooring, newly installed wood burner and ample wall and base units with complementary Myriad Quartz work surfaces. The large kitchen island with Neff extractor and five ring induction hob, space for under counter chiller and wine rack offers the perfect area for entertaining. To the front of the kitchen you will find a double Franke sink with Quooker hot tap. Samsung Dual cookers, Samsung microwave oven with additional warming drawer, full length Beko fridge and a full length freezer complete the integrated appliances. With Lutron lighting throughout the kitchen really does offer the 'wow' factor.

Just off the side of the kitchen and leading through to the sitting room is a large utility room with plumbing for a washing machine and dishwasher. Tile flooring, window to the front aspect and wall units complete the utility room.

From the utility room you lead into the spacious Sitting Room with double doors leading into the garden. Windows to the side and front aspect let in further light and despite reaching from the front to the back of the property the room feels warm and cosy, sharing the wood burner through an opening from the kitchen.



Kitchen



Kitchen



Bedroom One



Bedroom Two



Bedroom Three



Bedroom Four

Back in the kitchen a staircase leads to the first floor with a spacious landing. From the landing you will find four well presented double bedrooms, the largest being to the far end of the hallway with windows facing front and back. With large built in wardrobes, vaulted ceiling and en-suite shower room this bedroom offers the new owners space away from the other bedrooms. From Bedroom One along the landing you will find three more double bedrooms with double glazed windows.

The bathroom can be found at the top of the stairs. Well presented with attractive tile flooring and tiled walls the bathroom comprises: vanity wash hand basin, WC, bath with shower over.

#### Accommodation with approximate dimensions:

##### Ground Floor

##### Kitchen

25' 2" x 19' 3" (7.67m x 5.87m)

##### Utility Room

##### Sitting Room

22' 10" x 10' 8" (6.96m x 3.25m)

##### First Floor

##### Bedroom One with En-suite

19' 3" x 7' 2" (5.87m x 2.18m)

##### Bedroom Two

10' 10" x 9' 8" (3.3m x 2.95m)

##### Bedroom Three

12' 3" x 9' 3" (3.73m x 2.82m)

##### Bedroom Four

12' 3" x 7' 10" (3.73m x 2.39m)

##### House Bathroom

**Outside** The property has an attractive low maintenance garden to the front with path leading to the front door. Off-road parking for two vehicles is available to the side of the property.

The south facing rear garden is perfect for those searching for a low maintenance area with astro-turf lawn and attractive flag patio. There is also conveniently placed concrete pad with drainage channels, ideal for those looking to add an additional outside space, workshop or summer house. There is a gate providing access to the driveway. Included is a large timber workshop with lights and electric and access on to the driveway, spacious enough for those wishing to work on a motorbike.



Bathroom



South Facing Garden



South Facing Garden



South Facing Garden

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

**Council Tax** South Lakeland District Council - Band D

**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.

# Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team  
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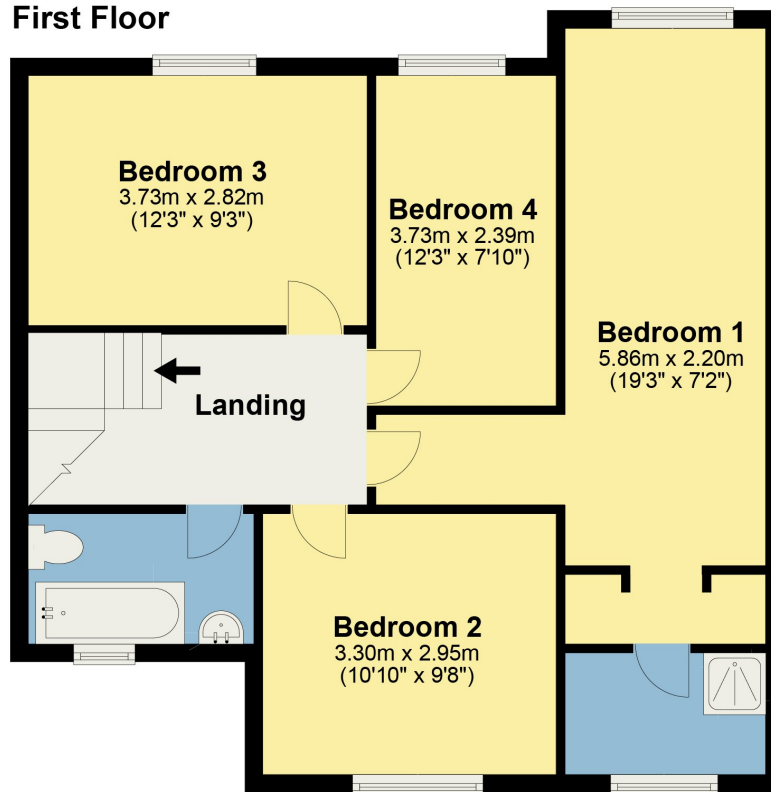
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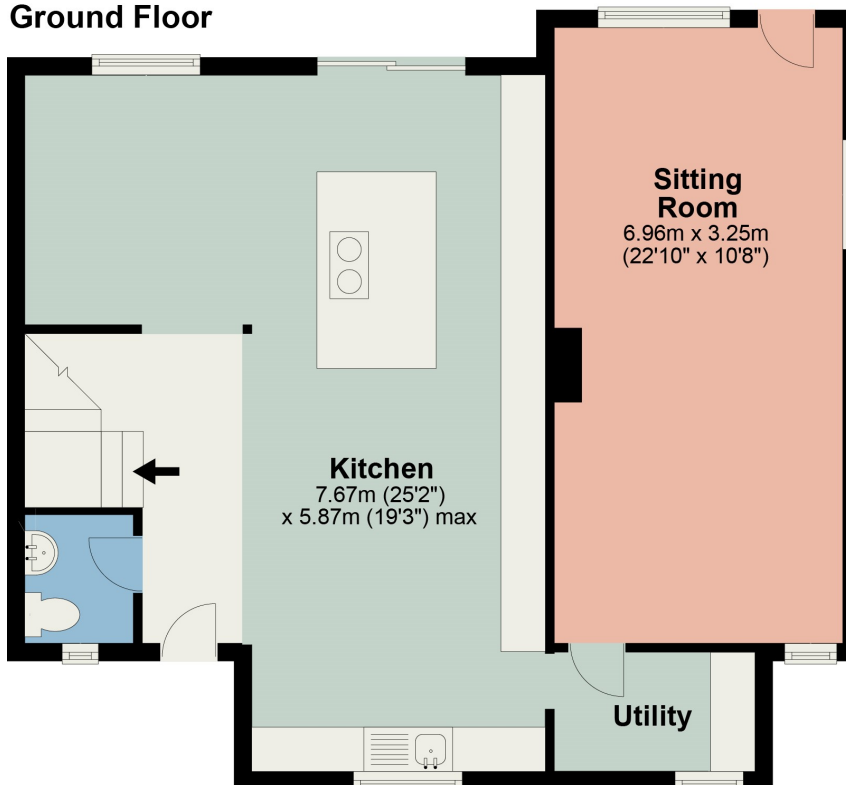
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## First Floor



## Ground Floor



Total area: approx. 132.2 sq. metres (1422.7 sq. feet)

For illustrative purposes only. Not to scale.

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