

40  
YEARS  
1982 - 2022

HACKNEY  
& LEIGH



## Kendal

£385,000

50 Aspen Close, Kendal, Cumbria, LA9 7FS

The word generous can be used in many contexts but especially when describing this four bedroom family home. The excellent layout offers a large 26' kitchen/family/dining room, a 19' living room and a utility room and cloakroom all of which balance with the house bathroom, the master bedroom with its en-suite and the youngsters and the teenagers will find it easy to choose their bedrooms.

Tucked away close to the head of a quiet cul-de-sac the house sits on a good plot with level parking and well tended gardens to the front and rear, the large attached garage will eat up all your bikes and stuff – with no upward chain an early appointment to view is recommended.

### Quick Overview

Modern, semi-detached family home  
Excellent family, dining kitchen & utility room  
Four bedrooms, main bedroom with en-suite  
Large garage with driveway off-road parking  
Well tended gardens to the front rear  
Convenient location, close to local schools & amenities  
EPC band - 'B'  
Gas central heating  
With no upward chain  
Ultra fast broadband speed of 1000 Mbps



4



2



1



B



1000 Mbps



Garage &  
Driveway Parking

Property Reference: K6583



Living Room



Living Room



Utility Room



Downstairs Cloakroom

**Location:** From Kendal town centre take the A65 Burton Road out of the town in a south-easterly direction. Pass the Leisure Centre on the left to reach a set of traffic lights. Fork slightly left into Oxenholme Road and proceed to a set of traffic lights. Continue to the second mini-roundabout and turn right into Strawberry Fields, follow the road down, bearing left onto Aspen Close, keeping right where number 50 then being found on your right towards the head of the cul-de-sac.

Aspen Close is a much sought after residential development, situated to the south of Kendal town centre. The setting provides easy access to a wide range of local amenities including both primary and secondary schools, Asda superstore and Westmorland General Hospital.

There is a bus stop nearby and the main line railway station at Oxenholme is only a short walk away for commuter links to Manchester, London Euston, Edinburgh and Glasgow. The property is also convenient for junctions 36 and 37 of the M6 motorway and for access to the Lake District National Park.

**Property Overview:** From the minute you pull up onto the driveway and get out of the car, those that view will take in the wide open space to the front of this quiet cul-de-sac location.

Owned from new by the vendors the quality of finish and generosity of space on offer in this modern semi detached family home becomes evident once stepping into the entrance hall with its composite door and wide staircase that raises to the first floor.

Overlooking the front garden is the splendid 19' living room, it really is a room for all the family to enjoy and perhaps have a wall mounted TV like the current vendors.

Entering the splendid 26' kitchen/family/dining room you will not be anything other than delighted, from its attractive flooring and aspect to the garden and the double doors that open onto a sheltered deck for outside living. The kitchen is fitted and equipped to a high standard with a range of soft close wall, base and drawer units with complementary work tops and an inset bowl and half sink. Neff kitchen appliances include a built in double oven, microwave and four ring gas hob with cooker hood and extractor and glass splash back, an integrated dishwasher and fridge and freezer.

Moving through into the adjoining utility room and cloakroom, two rooms that really are a must for family living. The cloakroom with that all important downstairs WC and the utility room with fitted cupboards and work top with inset single drainer sink and plumbing for washing machine. A door to the side offers access for coming in with wet coats and shopping.

The wider than average staircase from the hall leads up to the generous first floor landing with access to the loft space and from which the bedrooms and bathroom accessed.

The master bedroom has two windows enjoying a pleasant aspect to the front. The En-Suite shower with its attractive flooring has a three piece suite comprising; a large tiled shower cubicle with rainfall head and separate hand held attachment, wash hand basin and WC. Finished with a chrome radiator, extractor fan and shaver point.



Fitted Kitchen



Dining Area with doors to the deck and garden



Bedroom 2



Bedroom 3



Bedroom 4



Bathroom

Bedroom 2 a good double bedroom again has an open aspect to the front with a dormer window.

Bed 3 is another good double, and bedroom 4 a large single, both overlook the rear garden with distant views.

The house bathroom has three piece suite comprising; a panel bath with tiled splash back and rainfall head shower over, a wash hand basin and WC. Attractive complementary flooring and a chrome radiator and shaver point. The airing cupboard houses a pressurised Worcester hot water cylinder.

Accommodation with approximate dimensions:

Ground Floor

Entrance Hall

Living Room

19' 0" x 11' 0" (5.79m x 3.35m)

Excellent Dining Kitchen

25' 3" x 8' 9" (7.7m x 2.67m)

Utility Room

9' 11" x 5' 3" (3.02m x 1.6m)

Cloakroom

First Floor

Landing

Master Bedroom with En-suite Shower Room

15' 10" x 15' 0" (4.83m x 4.57m)

Bedroom 2

11' 10" x 8' 5" (3.61m x 2.57m)

Bedroom 3

8' 5" x 7' 0" (2.57m x 2.13m)

Bedroom 4

14' 11" x 9' 11" (4.55m x 3.02m)

Bathroom

Outside:

Attached Garage 16' 7" x 9' 11" (5.05m x 3.02m) to the front of the garage is a brick paved driveway providing off road parking for two vehicles.

The front garden is easy to manage with a lawn and planted borders, with a gravelled sitting area to the side leading round to small vegetable garden with raised beds and gate to the rear garden.

The rear garden is enclosed offering a safe space for children and pets alike with lawn, and play area, large timber deck with pergola offering outdoor living with space for entertaining.



Master Bedroom with ensuite



Master Bedroom with ensuite



Deck with pergola



Deck with pergola



Rear aspect & garden

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

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

**Tenure:** Freehold

**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.

# Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team  
Call **01539 729711** or request online.



Need help with **conveyancing**? Call us on: **01539 792032**



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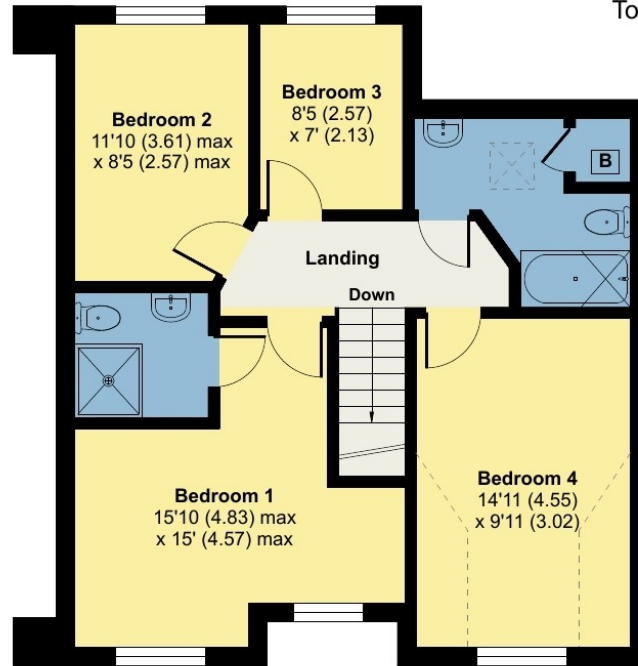
# Aspen Close, Kendal, LA9

Approximate Area = 1352 sq ft / 125.6 sq m (includes garage)

Limited Use Area(s) = 33 sq ft / 3.1 sq m

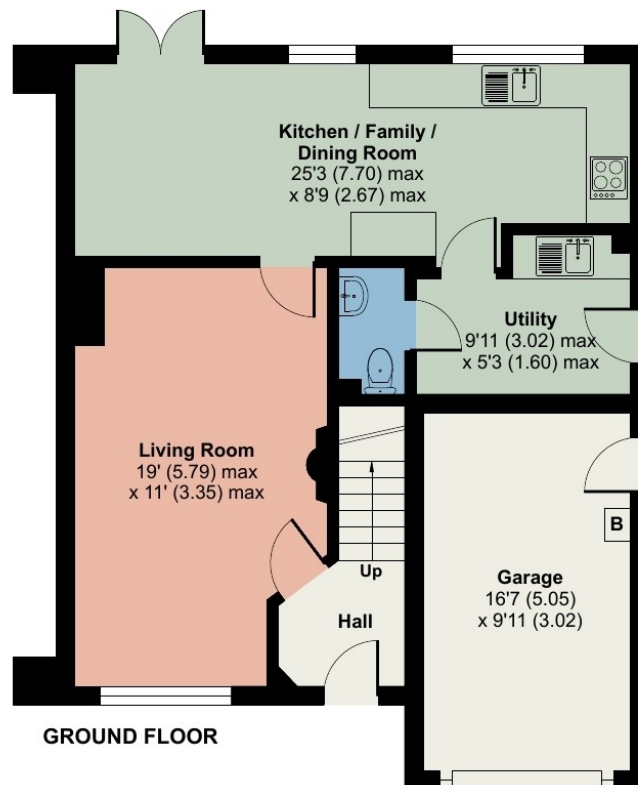
Total = 1385 sq ft / 128.7 sq m

For identification only - Not to scale



Denotes restricted head height

FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2022. Produced for Hackney & Leigh. REF: 915756

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