

40
YEARS
1982 - 2022

HACKNEY
& LEIGH



Kendal

£315,000

28 Castle Grove, Kendal, Cumbria, LA9 7AY

This well-presented traditional double fronted terraced property is offered for sale in great condition. Stepping into the warm and welcoming dining kitchen the quality of finish that runs throughout the house can be experienced, with an open staircase to the first floor and double doors opening into a delightful through living room. Upstairs is a spacious landing along with three good bedrooms and an attractive bathroom.

The property is situated on the fringe of the popular Castle estate, overlooking a green to the front, and with views across to Kendal castle at the rear. With private off road parking and a well tended west facing rear garden that enjoys the afternoon and evening sun – this immaculate family home really should be on your to view list.

Quick Overview

Traditional stone and slate mid terraced house
Immaculately presented
Excellent fitted dining kitchen and through living room
Three good bedrooms
Attractive bathroom
UPVC double glazed and gas central heating
Private off road parking and well tended gardens
Convenient location close to Castle Park primary school
Broadband speed of up to 80 Mbps



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80 Mbps



Private off-road parking

Property Reference: K6587



Excellent Dining Kitchen



Excellent Dining Kitchen



Excellent Dining Kitchen



Splendid Living Room through to dining kitchen

Location: Kendal is known as the Gateway to the Lakes and is located easily reached from Junction 36 and 37 of the M6 motorway. Kendal train station links to Windermere Station and Oxenholme station from where you can be in London in under 3 hours.

The Castle estate has always proved a popular area for families due to its close proximity to both primary and secondary schools. Doctors surgeries, Kendal leisure centre and ASDA supermarket are only a short distance and the town centre can be reached on foot. There is a bus stop 20 yards from the house which runs regularly.

The property can be found by way of Parkside Road, proceeding past Netherfield Cricket Ground and taking the second left onto Castle Grove follow the road round and number 28 Castle Grove is then on your left hand side just over the brow of the hill opposite a small green.

Property Overview: This traditional double fronted stone and slate terraced property is situated on the fringe of the popular Castle estate enjoying an open aspect to the front over a small green and views onto castle hill from the rear.

Immaculately presented throughout, from the tasteful decoration and attractive oak doors, to the well fitted kitchen and modern bathroom, this really is a home ready for a new family to move into and enjoy.

From the front door those that view, will enter into a warm and welcoming dining kitchen with its attractive wood effect flooring and open oak staircase to the first floor and windows to both the front and rear gardens. The kitchen is fitted with an attractive range of wall and base units including glazed display cabinets and a useful pantry cupboard, complementary working surfaces and co-ordinating part tiled walls. There is a built in double oven and five ring gas hob, along with plumbing for washing machine and alcove for fridge freezer. A part glazed door opens into the double glazed sun porch that leads out to the rear garden.

Attractive oak glazed double doors open into the through living room. Light and airy with windows to the front and rear and with an attractive timber fireplace with granite inset and hearth and living flame gas fire. Original fitted cupboard with shelving and glazed leaded doors.

The landing to the first floor is both spacious and bright with a high level window to the rear looking across to castle hill. Access to useful loft space and a deep over stairs cupboard houses a Vaillant gas boiler.



Splendid Living Room



Splendid Living Room



Spacious Landing



Bedroom 2



Bedroom 3



Bathroom

The main bedroom again enjoys a dual aspect to both the front and rear and is fitted with an attractive range of bedroom furniture comprising; fitted wardrobes and matching bedside drawers. A second double bedroom to the front overlooks the green, and the single third bedroom to the rear overlooks the garden.

The bathroom is attractively tiled with a window and extractor fan. A three piece suite in white comprises; a panel bath with shower over, a vanity unit with wash hand basin and a WC. A chrome vertical towel radiator heats the room.

Accommodation with approximate dimensions:

Ground Floor

Excellent Fitted Dining Kitchen

15' 7" x 14' 6" (4.75m x 4.42m)

Living Room

15' 7" x 12' 1 max" (4.75m x 3.68m)

First Floor

Spacious Landing

7' 6" x 5' 7" (2.29m x 1.7m)

Bedroom 1

15' 7" x 12' 1" (4.75m x 3.68m)

Bedroom 2

13' 11" x 8' 2" (4.24m x 2.49m)

Bedroom 3

10' 0" x 7' 3" (3.05m x 2.21m)

Bathroom

Outside: The property benefits from well tended gardens to the front and rear. The front with twin lawns and a central gated driveway providing off road parking. Side access leads round to a private and secure garden with stone walling and mature laurel hedging. A paved patio provides space to sit and enjoy the afternoon and evening sun and a lawn for children to play.



Bedroom 1



Bedroom 1



Rear aspect and garden



Enclosed rear garden



View from upstairs across to the castle

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

Council Tax: South Lakeland District Council - Band C

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
Call **01539 729711** or request online.



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



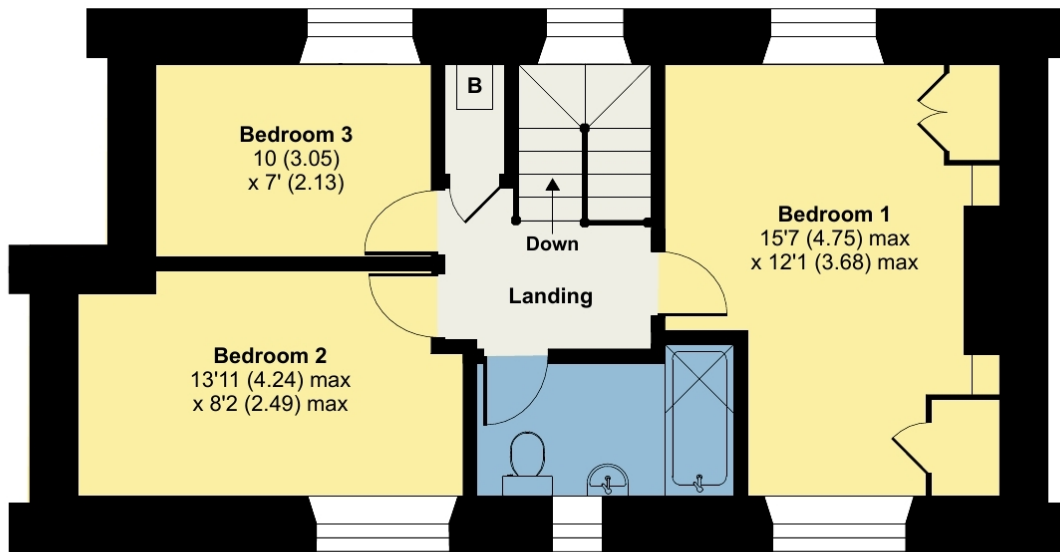
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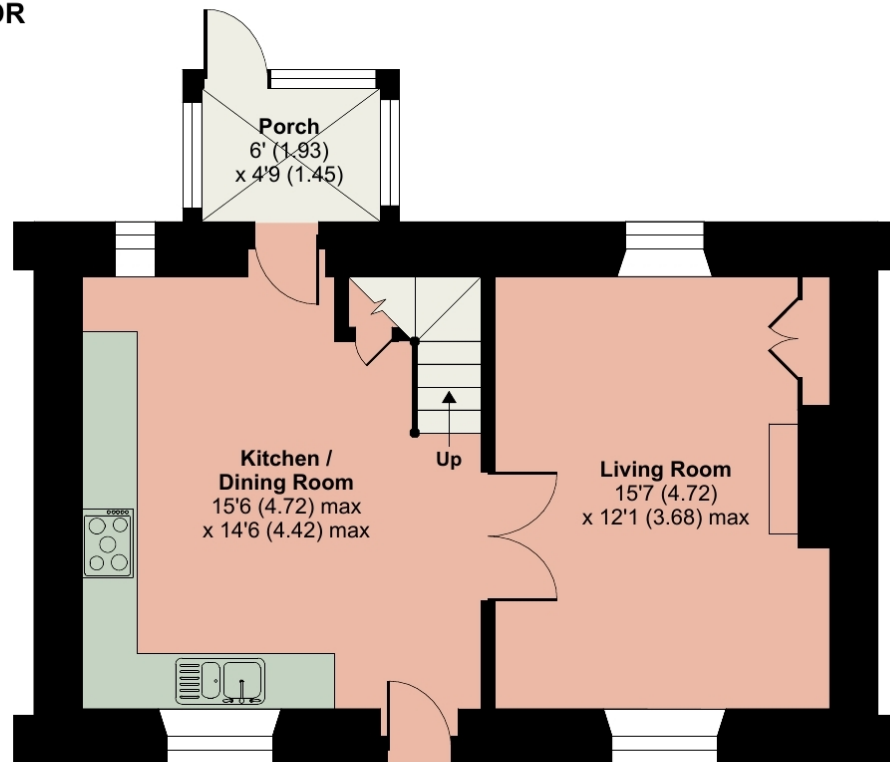
28 Castle Grove, Kendal, LA9

Approximate Area = 971 sq ft / 90.2 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|checon 2022. Produced for Hackney & Leigh. REF: 917411

A thought from the owners..."This is a great location to live in, we love how near to the Castle and town we are. We love the openness of the kitchen and living room and the garden in the summer offers great outside space for the family to enjoy!"

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Request a Viewing Online or Call 01539 729711