



5 Serpentine Road, Kendal
£500,000



5 Serpentine Road

Kendal

A deceptively spacious mid terrace period residence with far reaching views across the town towards Kendal Castle and the Lakeland Fells from the rear aspect on upper floors. Occupying an elevated position in a popular residential area within the market town of Kendal conveniently placed just minutes away from the town centre and Serpentine Woods. The property offers easy access to the many amenities available both in and around the town and also to the Lake District National Park and links to the M6.

The well presented accommodation, which retains many period features, is laid to four floors and offers an entrance hall, two reception rooms and a cloakroom to the ground floor, a dining kitchen with utility room, pantry and store to the lower ground floor, three bedrooms and a four piece bathroom to the first floor and a further generous double bedroom with study space to the second floor. The property benefits from gas central heating and partial double glazing.

Outside offers patio gardens to the front and rear. Residents on road permit parking applies.

GROUND FLOOR

ENTRANCE HALL

18' 8" x 8' 4" (5.7m x 2.55m)

Single glazed feature door with single glazed window over, radiator, cornice, picture rail.

LOUNGE

12' 12" x 12' 4" (3.95m x 3.76m)

Single glazed sliding sash window with original panelling, radiator, living flame gas fire to feature fireplace, built in cupboards and shelving to alcoves, cornice, picture rail.

SITTING ROOM

13' 2" x 13' 1" (4.01m x 3.99m)

Single glazed sliding sash window, radiator, woodburning stove to feature fireplace, built in cupboards, picture rail.

CLOAKROOM

8' 11" x 4' 6" (2.73m x 1.37m)

Single glazed sliding sash window, radiator, two piece suite in white comprises W.C. and wash hand basin with tiled splashback, picture rail, exposed floorboards.

LOWER GROUND FLOOR

DINING KITCHEN

17' 7" x 15' 5" (5.37m x 4.7m)

Double glazed French doors and double glazed door to garden, two traditional cast iron style radiators, base and wall units, sink, gas Rayburn with tiled splashback, built in oven, induction hob with glass splashback and extractor hood over, integrated fridge, space for American style fridge freezer, oak worktops, feature shelving, exposed beam, recessed spotlights, tiled flooring.

UTILITY ROOM

7' 1" x 3' 11" (2.15m x 1.19m)

Single glazed window, gas central heating boiler, fitted worktop and shelving, plumbing for two washing machines and a dishwasher.

PANTRY

10' 0" x 4' 2" (3.06m x 1.26m)

Light and power.

STORE

9' 7" x 9' 3" (2.93m x 2.83m)

Light and power, workbench.





FIRST FLOOR

LANDING

13' 9" x 6' 2" (4.18m x 1.88m)

Built in cupboard, picture rail.

BEDROOM

12' 6" x 10' 11" (3.82m x 3.34m)

Single glazed sliding sash window, radiator, built in cupboard, picture rail, exposed floorboards.

BEDROOM

11' 3" x 10' 2" (3.44m x 3.11m)

Single glazed sliding sash window, radiator, built in shelving, picture rail, exposed floorboards.

BEDROOM

11' 3" x 6' 9" (3.43m x 2.05m)

Single glazed sliding sash window, radiator, fitted wall unit and shelving, picture rail, exposed floorboards.

BATHROOM

10' 0" x 7' 9" (3.06m x 2.36m)

Double glazed sliding sash window, traditional cast iron style radiator, four piece suite in white comprises W.C., wash hand basin, freestanding roll top bath with tiled splashback and mixer shower and fully panelled shower cubicle with thermostatic shower fitment, extractor fan, wall light with shaver point, fitted mirror, partial panelling to walls.

SECOND FLOOR

BEDROOM

18' 3" x 18' 0" (5.56m x 5.49m)

Four double glazed Velux windows, radiator, exposed beams, exposed stone feature wall, eaves storage, exposed floorboards.





GARDEN

There are enclosed patio gardens to the front and rear together with bin store.

PARKING

Residents permit parking applies

SERVICES

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

COUNCIL TAX: Band C

TENURE: Freehold

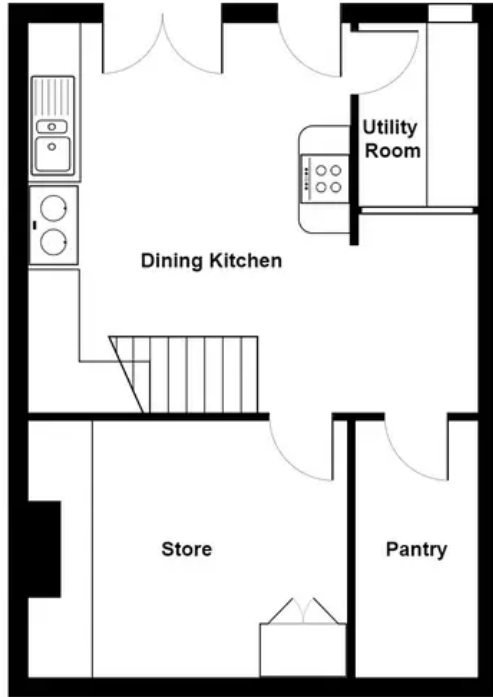
EPC Rating D

DIRECTIONS

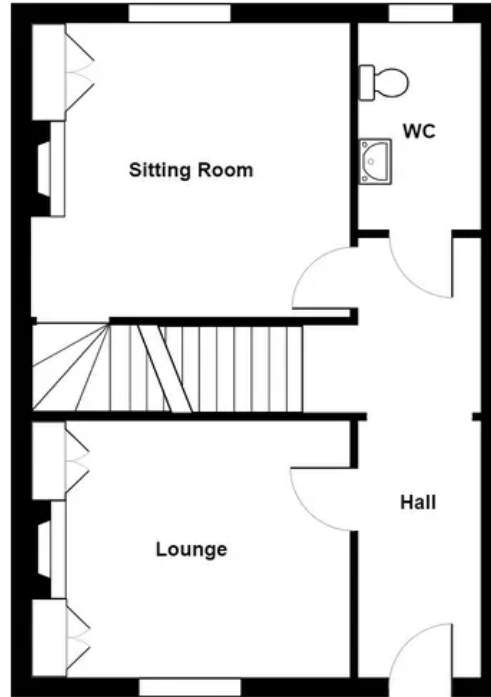
From Kendal Town Hall proceed up Beastbanks passing the Riflemans Arms and turn right on to Queens Road. As you pass through the greens you will see Number 5 on the right facing you.

WHAT3WORDS: foil.shovels.alarm

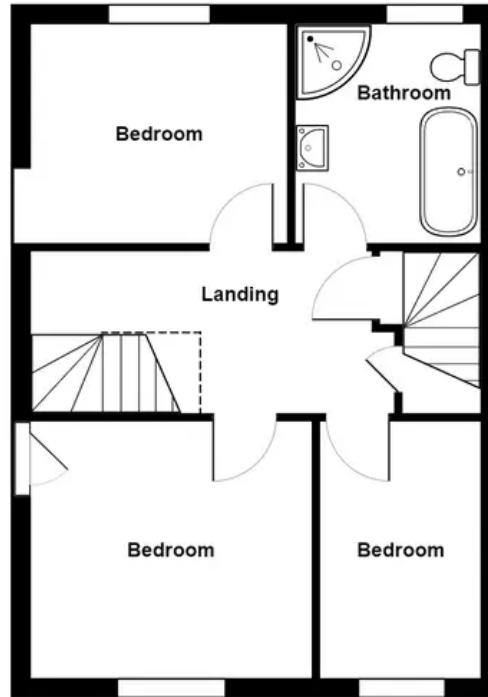




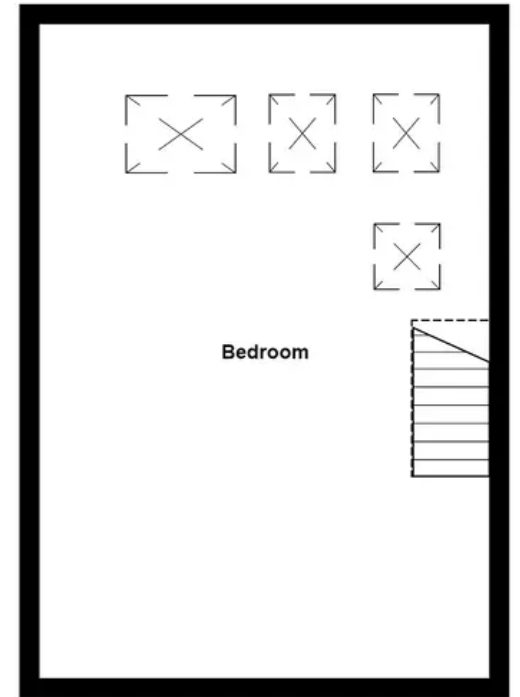
Lower Ground Floor



Ground Floor



First Floor



Second Floor

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Total Area: 178.3 m² ... 1920 ft²

For illustrative purposes only - not to scale. The position and size of features are approximate only.
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