



14 Spital Park, Kendal
£375,000





14 Spital Park

This well-presented three bedroom semi-detached house is located in this desirable area of Kendal, offering a comfortable and stylish home. The property has been recently refurbished with new electrics, gas central heating and a modern five piece bathroom, ensuring that the property is modern and comfortable.

The property features two reception rooms, providing ample space for family living or entertaining guests. The living room is bright and airy, with plenty of natural light, while the second reception room can be used as a dining room, home office, or playroom. The kitchen is functional but dated, providing an opportunity for the new owner to put their own stamp on the property. Currently the kitchen has ample storage and workspace, making it easy to prepare meals for family and friends. Upstairs, the property has three well-proportioned bedrooms, all of which are bright and comfortable together with a modern family bathroom, which has been recently refurbished to a high standard, offering a luxurious space to relax and unwind.

Externally, the property has a garage and well-maintained gardens, perfect for outdoor entertaining or for children to play in. The garden offers a great outdoor space, while the front of the property provides ample off road parking.

Overall, this property is an excellent opportunity to purchase a spacious and stylish home in Kendal, close to local amenities and excellent transport links. The property's location and recent refurbishment make it an ideal choice for families, young professionals, or anyone looking for a comfortable and modern home in this desirable area of the market town.

Ground Floor

Hallway

13' 11" x 7' 2" (4.23m x 2.18m)

Double glazed door, double glazed window, column radiator, built in cupboard, understairs cupboard, coving.

Sitting Room

14' 1" x 12' 10" (4.29m x 3.91m)

Double glazed window, column radiator, log burner, two built in cupboards, coving.

Dining Room

12' 11" x 11' 11" (3.94m x 3.63m)

Double glazed window, radiator, coving.

Kitchen

13' 2" x 9' 7" (4.02m x 2.92m)

Double glazed door, two double glazed windows, radiator, good range of base and wall units, electric oven and hob, filter over, plumbing for a washing machine, space for a fridge freezer, tiled splashbacks.





First Floor

Landing

8' 8" x 4' 6" (2.64m x 1.37m)

Double glazed window, overstairs cupboard housing the gas central heating boiler, drop down ladder to loft which is boarded and has light.

Bedroom

12' 10" x 12' 8" (3.9m x 3.85m)

Double glazed bay window with built in cupboards/window seat, column radiator, coving.

Bedroom

12' 11" x 11' 11" (3.94m x 3.63m)

Double glazed window, column radiator, coving.

Bedroom

9' 11" x 7' 2" (3.01m x 2.19m)

Double glazed window, column radiator, coving.

Bathroom

10' 6" x 7' 11" (3.21m x 2.41m)

Double glazed window, column radiator, five piece suite in white comprises W.C. two wash hand basins on vanity with illuminated mirror, free standing bath and walk in shower cubicle with thermostatic shower, part tiled walls, recessed spotlights, extractor fan.





OUTSIDE

The property boasts stunning views overlooking the green from the front garden, where a well-manicured lawn with a beautiful hydrangea border can be found. A gated driveway runs adjacent to the garden, leading to a garage to the side of the property. Additionally, there is a charming gravelled seating area and a convenient water supply nearby. The rear garden is equally impressive, with a generous lawn, two paved patios and a timber garden shed. The garden also includes a slice of the green that belongs to the house, taking up a wedge shape from each border of the house to the middle of the green. Overall, this property offers an impressive outdoor space, with well-maintained lawns, beautiful flower borders, and the added bonus of stunning views. The combination of the front and rear gardens provides an ideal outdoor space for entertaining, relaxation, and gardening.

GARAGE

5.21m x 2.61m

Double wooden doors, single glazed window.

Ample off road parking.

SERVICES

Mains electric, gas, water and drainage.

COUNCIL TAX BAND: D

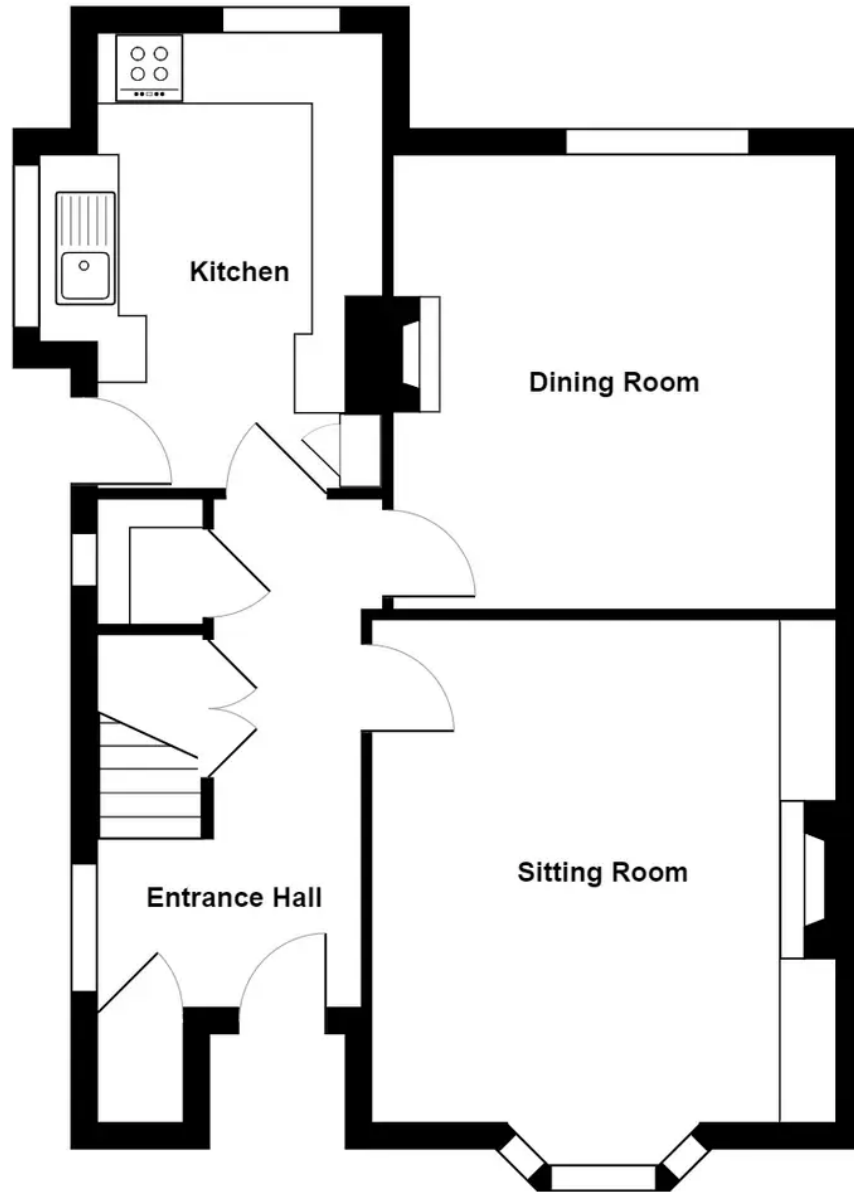
TENURE: Freehold

EPC Rating D.

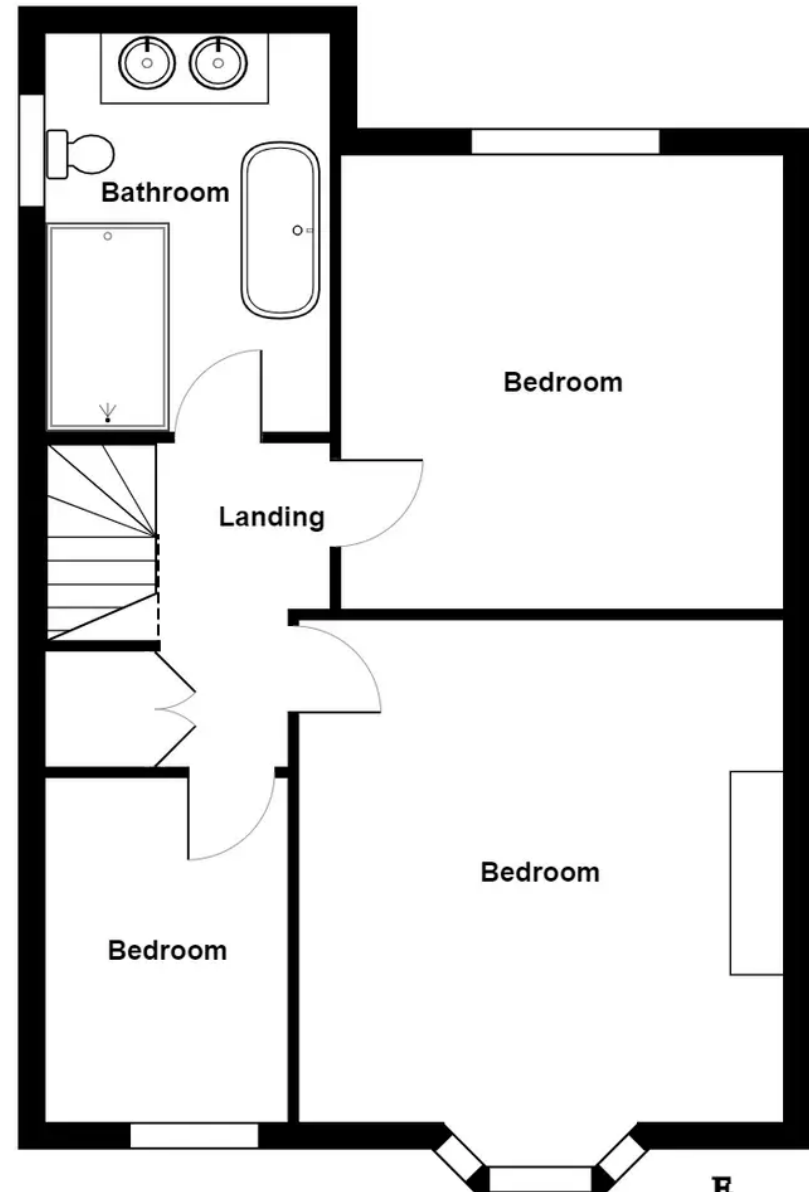
DIRECTIONS: From our Kendal office proceed north on the A6, pass under the railway bridge and turn right (at the Duke of Cumberland public house) into Appleby Road. Continue to find the right hand turn for Spital Park and follow the road clockwise around the green where number 14 faces the entrance to Spital Park.

WHAT3WORDS: secures.husky.grew





Ground Floor



First Floor

14 Spital Park, Kendal

Total Area: 113.0 m² ... 1217 ft²

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

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