



# Kendal

10 Castle Grove, Kendal, Cumbria, LA9 7AY

This well-presented traditional semi-detached, stone and slate family home is offered for sale in immaculate condition. Stepping into the warm and welcoming entrance hall, you will appreciate the quality of finish that runs throughout the house. Downstairs is a delightful living room with patio doors to the south-west facing garden and a modern dining kitchen. Upstairs is a spacious landing along with three good bedrooms and an attractive four-piece suite bathroom.

The property is situated on the fringe of the popular Castle estate and within walking distance of Kendal town centre. With off-road parking for three vehicles, a detached garage can be found at the rear of the property with an adjoining modern home office ideal for those who are working from home. With a well-tended south-west facing rear garden that enjoys the afternoon and evening sun – this immaculate family home really should be on your to view list.

Offers In Excess Of:

**£345,000**

## Quick Overview

- Traditional stone & slate semi-detached family home
- Living room with patio doors & modern dining kitchen
- Three good-sized bedrooms
- Family, four-piece suite bathroom
- Rear, private enclosed garden
- Beautifully presented & contemporary feel throughout
- South-west facing garden
- Detached garage & adjoining home office
- Front garden & off-road parking for three vehicles
- Broadband speed up to 75 Mbps



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75 Mbps



Detached Garage & Off Road Parking for 3 vehicles

Property Reference: K6629





**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 10 Castle Grove is then on your left hand side just over the brow of the hill just past the small green.

**Property Overview:** This traditional stone and slate semi-detached family home is situated on the fringe of the popular Castle estate with local amenities located nearby and within walking distance to Kendal town centre.

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



Living Room



Wood Burning Stove

From the front door those that view, will enter into a warm and welcoming entrance hall, its attractive wood effect flooring and open staircase to the first floor and there is space for everyday shoes and hanging hooks for coats. On your left is the delightful, light and airy living room with a double-glazed window overlooking the front garden and patio doors to the rear enclosed garden. A wood-burning stove stands on a slate hearth being the focal point for all the family to enjoy. In the alcoves, there are fitted cupboards for extra storage.

The dining kitchen enjoys an aspect to the rear garden and the front aspect. The kitchen is fitted with an attractive range of wall, base and drawer shaker style units in cream, the worktops are solid wood with complementary part tiled walls. Kitchen appliances include a built-in microwave, Rangemaster oven with cooker hood and extractor over, an integrated Bosch dishwasher, integrated washing machine together with an integrated fridge and freezer. A wall unit houses the Worcester boiler. Attractive tiled flooring and under floor heating.



Dining Kitchen

The landing to the first-floor is both spacious and bright with a window to the front. Access to useful loft space.





Living Room



Dining Kitchen





First Floor Landing



Bedroom Two



Bedroom Three



Family Four-Piece Suite Bathroom

The main bedroom overlooks the rear garden and has a built-in wardrobe with a hanging rail and shelving. The second and third bedrooms are both good sizes and with aspect to the front.

To complete the picture, a four-piece suite comprises; a large free-standing roll-top bath, a walk-in shower with rainfall head and alcove, a pedestal wash hand basin and W.C. Complementary slate grey part-tiled walls and matching flooring with underfloor heating. A double-glazed window to the rear, a radiator and an extractor fan and a built-in cupboard provides overhead storage.

Accommodation with approximate dimensions:

Entrance Hall

Living Room

15' 11" x 11' 11" (4.85m x 3.63m)

Dining Kitchen

20' 9" x 12' 11" (6.32m x 3.94m)

First Floor Landing

Bedroom One

11' 0" x 8' 11" (3.35m x 2.72m)

Bedroom Two

11' 6" x 9' 2" (3.51m x 2.79m)

Bedroom Three

11' 6" x 8' 8" (3.51m x 2.64m)

Family Four-Piece Suite Bathroom

Outside:

Detached Garage & Adjoining Home Office

10' 6" x 7' 7" (3.2m x 2.31m)

Home Office 7' 0" x 7' 0" (2.13m x 2.13m)

The detached garage can be accessed from the rear of the property either by the road in a car and by foot or via the back gate from the garden. With power, light and up and over door.

The home office is a great addition adjoining the garage accessed by the garden through the UPVC sliding doors, providing a quiet but pleasant space for those working from home or for those who just want a quiet space to relax. With attractive parquet style laminate flooring, a plug-in electric heater and a UPVC double glazed window to the front.





Bedroom One



Home Office





Rear Garden with Home Office



Rear Garden with Home Office



View to Kendal Castle

There are well-tended gardens to the front and rear. The front with a lawn, a gravelled area providing off-road parking for two vehicles and paved pathway to the front door and side gate. Side access leads round to a private and secure garden with stone walling and steps leading to a delightful south-west facing garden with a well-kept circular lawn for children to play. Raised beds and a paved patio provides space to sit and enjoy the afternoon and evening sun. Timber built bin store.

**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.



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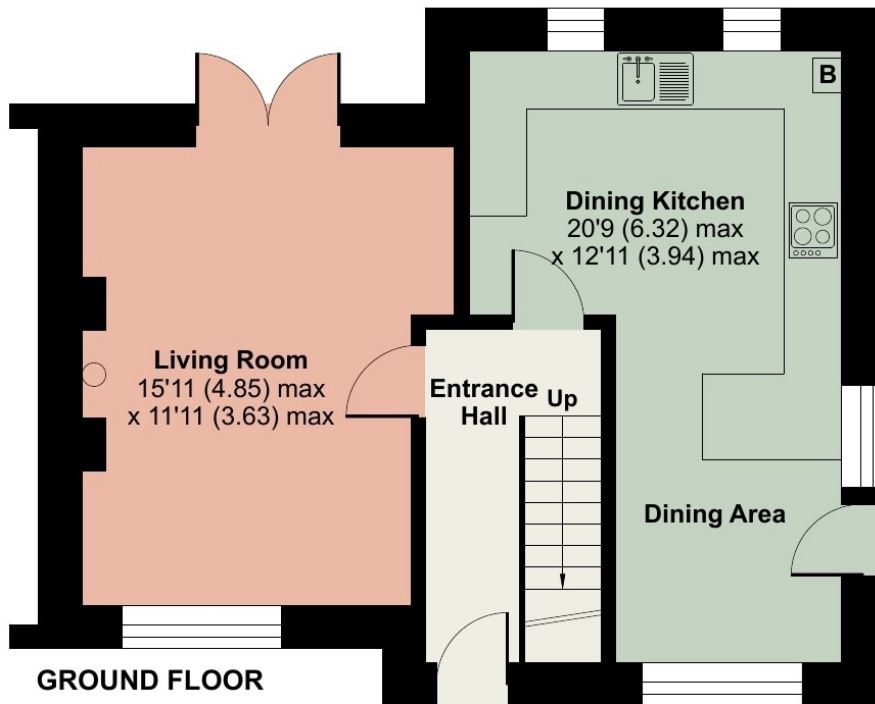
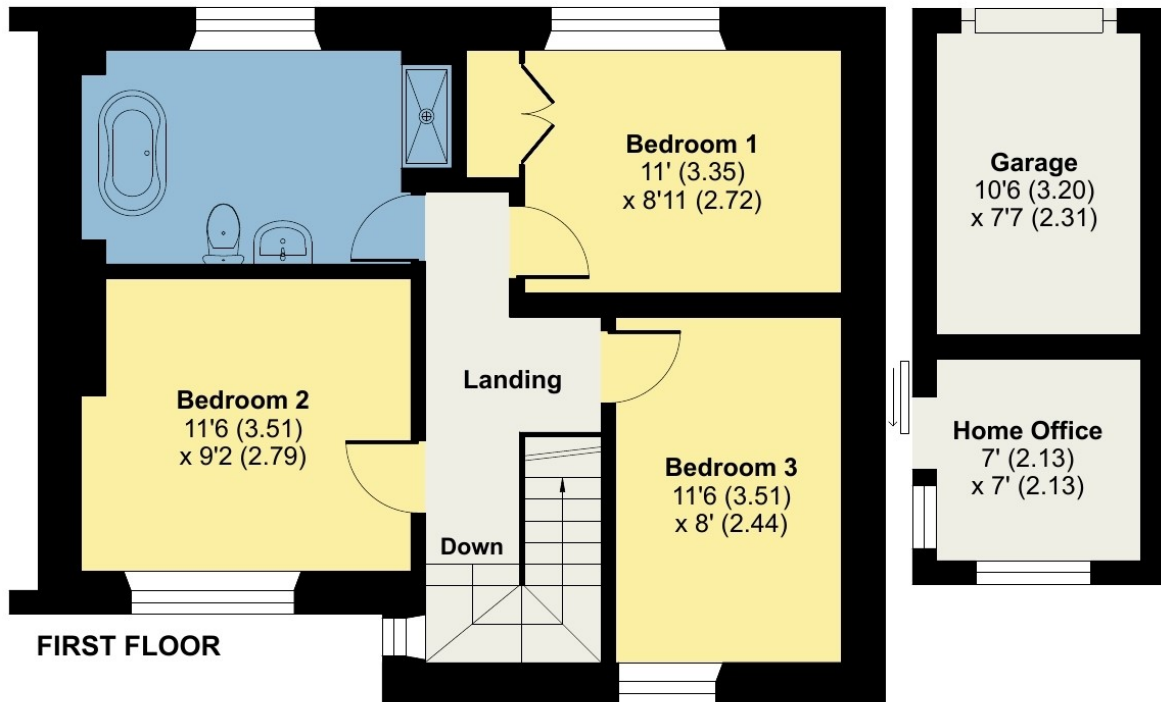
# Castle Grove, Kendal, LA9

Approximate Area = 1087 sq ft / 101 sq m (includes garage)

Outbuilding = 50 sq ft / 4.6 sq m

Total = 1137 sq ft / 105.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Hackney & Leigh. REF: 962394

A thought from the owners... "This is a calm, cosy and comfortable home in a great location with views of Kendal Castle."

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