



Kendal

£650,000

5 Lumley Road, Kendal, Cumbria, LA9 5HT

Situated in one of Kendal's very best residential areas, this attractive four bedroom detached property built in the 1930's enjoys the style and elegance of its period with the vendors impeccable taste and finish for modern day living. The house stands on an elevated south facing plot with fine views and delightful well tended private gardens, a gated driveway providing ample off road parking, along with an integral garage and car port.

The well balanced layout offers a delightful living room and excellent dining kitchen with adjoining garden room, along with a useful utility and shower room on the ground floor, which are complemented by the four bedrooms, bathroom and separate WC to the first floor. Located in a most convenient location with easy communications locally and regionally, and the M6 and the mainline railway station at Oxenholme only a short drive away. An early appointment to view is highly recommended.

Quick Overview

- Detached 1930's family home
- Delightful living room & excellent dining kitchen
- Garden & utility room
- Four bedrooms
- Shower room & bathroom
- Convenient location for local amenities
- Well tended private gardens
- Gated driveway providing ample off-road parking
- Integral garage & car port
- Broadband download speed up to 77 Mbps



4



2



3



D



77 Mbps



Garage, gated driveway & car port

Property Reference: K6658



Splendid Living Room



Excellent Dining Kitchen



Utility Room



Garden Room

Location: Travelling south out of Kendal on the A6 Milnthorpe Road, Lumley Road can be found on your right-hand side just after the Stonecross Manor Hotel. Lumley Road is a private no through road and Number 5 is the third property on your right as you turn in.

The bustling market town of Kendal is home to seven primary schools and two well-regarded secondary schools, Kirkbie Kendal School and The Queen Katherine School, and the high-performing Kendal College.

The town centre boasts a library, supermarkets, churches, banks and medical practices as well as specialist artisan providers and independent traders. A leisure centre with a swimming pool is located on the outskirts of the town, while a renowned venue for theatre, cinema, music and cultural events – The Brewery Arts Centre – is at the hub of Kendal's renowned arts scene.

Property Overview: Situated in one of Kendal's best residential areas this attractive 1930's detached property whilst standing in an elevated position enjoys a particularly level driveway and gardens, with room for all the family, be it for play or just enjoyment of the delightful private setting.

From the moment you step into the welcoming entrance hall with its original pitch pine staircase and space for a desk or even the piano, those that view will begin to understand the attention to detail and finish that the vendors have achieved since first purchasing the property in 2004.

The walls have the benefit of cavity insulation, the windows are UPVC double glazed and the central heating is thermostatically controlled. Much thought has been taken to insulate roof and floor spaces where possible, making this home energy efficient and easy to run.

The south facing living room with its original oak stripped floor and exposed oak beams has two high level windows to the side and French doors with matching side windows opening onto the front patio and garden. The attractive stone fireplace has an inset gas fire and the deep alcove to the side has been fitted with floor to ceiling bespoke book shelving.

To the right of the hall is the open plan dining room with its attractive flooring that runs through into the garden room, the kitchen and utility beyond. Perfect space for family meals and entertaining. With double doors into the garden room which really is a room for all seasons with underfloor heating and an access door to the garden.

The kitchen enjoys an aspect over the garden and has been fitted and equipped to a high standard, with a range of wall, base, drawer, wine rack and glazed display unit including a useful pantry cupboard and a concealed pull out work space for when extra is required. Complementary working surfaces with inset Franke bowl and half stainless steel sink, a and co-ordinating part tiled walls. Appliances include a built under double oven, four ring gas hob with cooker hood and extractor over, integrated fridge and dishwasher. Alcove with Myson gas fired central heating boiler.

Through into the utility room you will find a window and door to the garden. Wall and base unit with worktop and inset single drainer stainless steel sink. Plumbing for washing machine and space for tumble dryer and freezer. A door opens in to the large integral garage.

Back into the hall you will find the generous shower room, with its tiled floor and attractive decoration, vertical towel rail, window and extractor fan. A modern three piece suite comprises; a large walk in tiled and glazed cubicle with Mira shower, pedestal wash hand basin and WC.

Upstairs is the landing with original pine balustrade and access to the loft.

All four bedrooms have their own unique character with sloping ceilings and useful eaves storage space. Bedroom one is a large double room that enjoys far reaching southerly views across the surrounding landscape.



Splendid Living Room



Fitted Kitchen



Bedroom 2



Bedroom 3



Bedroom 4



Downstairs Shower Room

Bedroom two has a deep bay to the front again with a southerly aspect and a window to the side.

Bedroom three overlooks the rear garden with a deep bay and second window to the side.

Bedroom 4 to the rear is currently in use as a study and again overlooks the rear garden with distant views.

The house bathroom has a two piece suite in white comprising; a panel bath with shower over and a pedestal wash hand basin. Complementary part tiled walls and panelled ceiling. Deep airing cupboard with hot water cylinder and shelving for linen.

The WC is with wash hand basin with tiled splash back and Velux roof light.

Accommodation with approximate dimensions:

Ground Floor

Porch

Entrance Hall with Study Area

Excellent Living Room

20' 11" x 15' 11" max" (6.38m x 4.85m)

Dining Kitchen

20' 10" x 13' 1" (6.35m x 3.99m)

Garden Room

11' 9" x 10' 8" (3.58m x 3.25m)

Utility Room

10' 8" x 5' 7" (3.25m x 1.7m)

Shower Room

Integral Garage

15' 8" x 10' 8" (4.78m x 3.25m)

First Floor

Landing

Bedroom 1 (Front)

16' 5" x 12' 8" (5m x 3.86m)

Bedroom 2 (front)

13' x 7' 8" (3.96m x 2.34m)

Bedroom 3 (rear)

13' 11" x 7' 11" (4.24m x 2.41m)

Bedroom 4 (rear)

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

Bathroom

Separate WC

Outside:

Garage & Car Port Integral Garage 15' 8" x 10' 8" (4.78m x 3.25m)

with double timber doors, power, light and water. Window to the side.

Car Port 18' 0" x 9' 10" (5.49m x 3m)



Bedroom 1 with fine views



Rear Aspect & Garden



Rear Aspect & Garden



Rear patio and garden

Gardens and Grounds The property stands a good sized plot within the most delightful well tended mature gardens. The front being screened from the road with ample parking and turning on the drive, along with a lawn and colourful planted beds and borders and a paved patio to sit taking in the far reaching south facing vista be it with your morning coffee or a glass of something chilled later in the day. The rear garden is particularly private with sheltered patios, mature hedge screen, a variety of trees and conifers, lawn, well stocked flower beds and borders. Timber garden shed and water butt.

Tenure: Freehold

Council tax: Westmorland & Furness Council - Band F

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

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

Elaine Bradshaw

Sales Manager & Property Valuer

Tel: 01539 729711
Mobile: 07971 916752
elaine@hackney-leigh.co.uk



Keira Evans

Property Valuer

Tel: 01539 729711
Mobile: 07469 857687
keiraevans@hackney-leigh.co.uk



Ellie Graham

Sales Team

Tel: 01539 729711
kendalsales@hackney-leigh.co.uk



Shannon Hipwell-Dixon

Sales Team

Tel: 01539 729711
kendalsales@hackney-leigh.co.uk



Gail Reaney

Viewing Team

Tel: 01539 729711
kendalsales@hackney-leigh.co.uk



Maurice Williams

Viewing Team

Tel: 01539 729711
kendalsales@hackney-leigh.co.uk



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**



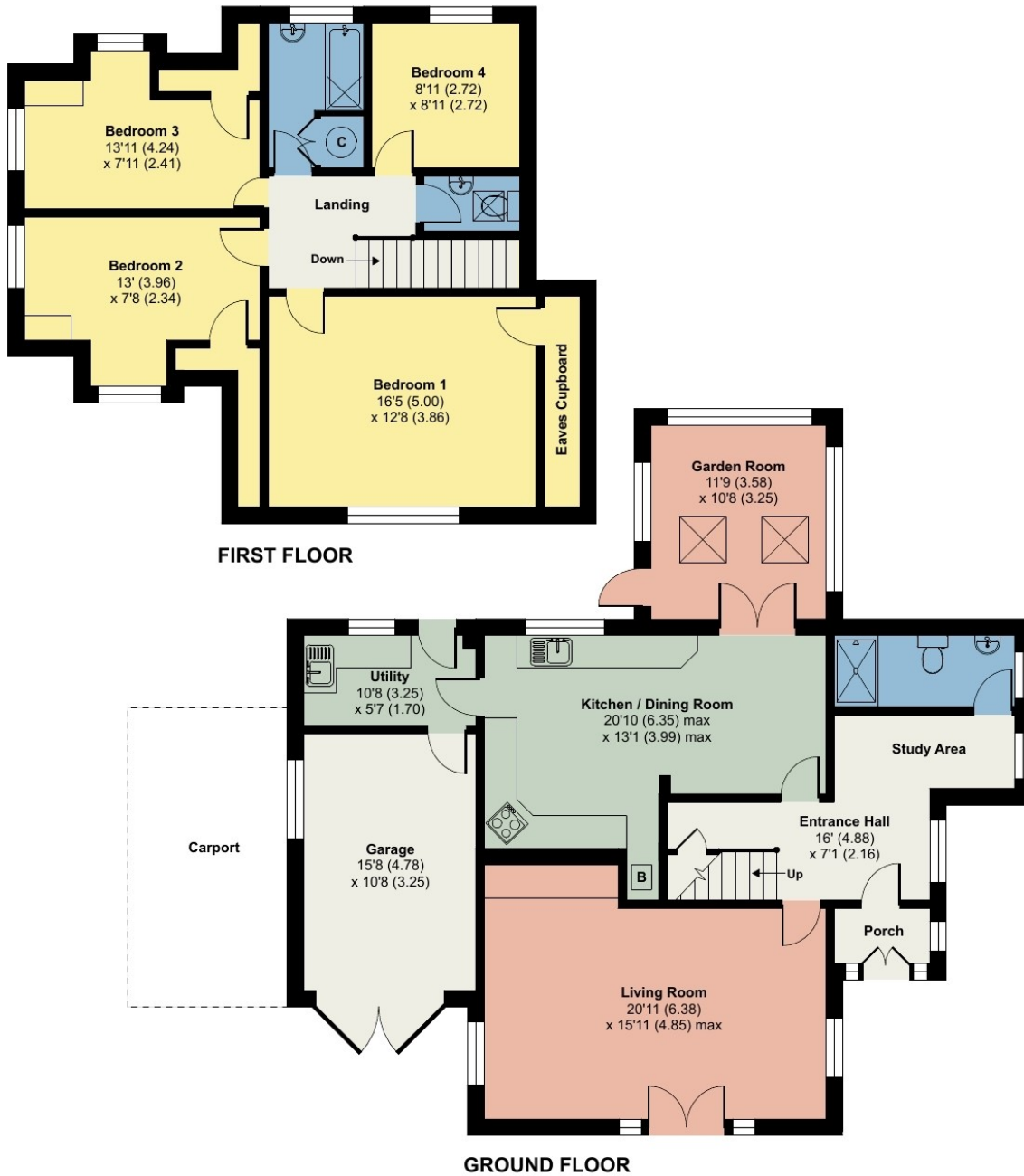
Can we save you money on your **mortgage**? Call us on: **01539 792033**

Hackney & Leigh Ltd 100 Stricklandgate, Kendal, Cumbria, LA9 4PU | Email: kendalsales@hackney-leigh.co.uk

5 Lumley Road, Kendal, LA9

Approximate Area = 1956 sq ft / 181.7 sq m (includes garage)

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: 978769

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 04/05/2023.

Request a Viewing Online or Call 01539 729711