



Kendal

£470,000

Plot 57 The Lindale, Meadow Rigg, Kendal, Cumbria, LA9 6EB

Plot 57 - The Lindale is a Detached 4 Bedroom Home with Single Garage - includes flooring.

Presenting Russell Armer's new development that is situated on the edge of the market town of Kendal. The development boasts clean, modern, stylish 1, 2, 3, 4 and 5 bedroom homes.

Quick Overview

4 Bedroom Detached Home
Spectacular Glazed Family Kitchen
Downstairs Cloakroom and Utility
Master Bedroom with Ensuite
2 Further Double Bedroom and 1 Single
Single Garage
Gas Central Heating
Windows are uPVC double glazed
Brand New Homes by Russell Armer
LABC 10-year warranty on all homes



4



2



1



B



Fibrus



Single Garage &
Driveway

Property Reference: K6679



Entrance Hall



Dining Kitchen



Living Room



Bedroom

Description Presenting Russell Armer's new development that is situated on the edge of the market town of Kendal. The development boasts clean, modern, stylish 1, 2, 3, 4 and 5 bedroom homes.

The Lindale is a Detached 4 Bedroom Home with Single Garage - includes flooring.

Enter the Ground Hall via the Hall and you will find the Lounge. To the rear of the property you will enter the Family Kitchen which has a spectacular glazed, bi-folding doors which lead into the rear garden. The Kitchen, as standard, includes Gas Hob, Single Oven, Integrated Dishwasher, Integrated Fridge Freezer, soft close doors, 38mm work top with matching upstand and stainless-steel splashback.

To complete the Ground Floor there is a handy Utility Room and downstairs cloakroom accessed from the Kitchen. You can also access the Garage internally from the Utility Room.

On the first floor you will find the Master Bedroom which features its own Ensuite Shower Room. There is a further 2 double bedrooms and a single. The House Bathroom features a heated towel rail, bath with deck mounted tap and hair wash shower head, toilet and wash basin all as standard.

Outside you will find a front and rear garden, driveway and single Garage.

The property is equipped with gas central heating, thermostatically controlled radiator valves (where applicable), and all windows are double glazed with anthracite-coloured uPVC. All Russell Armer Homes come with a LABC 10-year warranty.

Depending upon the build stage, it may be possible to personalise the certain elements of the individual property specification, for example in the kitchen, and you should speak to the Russel Armer Sales Executive for more information.

Although Russell Armer Homes has made every effort to ensure the accuracy of information shown, they reserve the right to amend/update the specification or layout without prior notification. The information given is for guidance only and its accuracy cannot be guaranteed. Information shown does not constitute a contract, part of a contract or warranty. External finishes may differ from those shown and dimensions are approximate (measured to the widest part) and they cannot be held responsible if sizes vary from those stated. Please speak to the Russel Armer Sales Executive with regards to specific plots and specification. You should take appropriate advice to verify any information on which you wish to rely.

Location The Market Town of Kendal is a wonderful base to explore the outdoors, and has great access to the Lake District National Park and the Yorkshire Dales.

Central Kendal is a thriving town full of independent shops, cafes, restaurants, museums, art galleries and more. There are regular community events such as the Kendal Torchlight, Dark Sky events and the Kendal Mountain festival to name a few.

There are excellent transport links with local buses and trains, and the town is only 7 miles from the M6. There are multiple high-performing secondary schools, with sixth forms and a college, as well as private education facilities available in the neighbouring villages.

Viewings Show Home Open to View

Sales Offices are open Thursday to Monday, 10am – 4pm.

For all enquiries or to view please call 07429 278537 or email kendal@russell-armer.co.uk.

Or alternatively call Hackney & Leigh on 01539 729711 or email kendalsales:hackney-leigh.co.uk



Bedroom



Bathroom



Rear Garden



Rear Garden



Ground Floor



Total area: approx. 147.3 sq. metres (1585.3 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision about your offer.
Plan produced using PlanIt.

57 Meadow Rigg, Kendal

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 11/03/2024.

Request a Viewing Online or Call 01539 729711