



## Kendal

£425,000

8 Hawesmead Drive, Kendal, Cumbria, LA9 5HD

Superbly located in one of Kendal's sought after residential areas this individually designed detached 1950's family home which has been owned by the same family since built, now provides a new owner with an opportunity to improve and update. Standing on a good-sized plot with two garages along with ample parking and private gardens - inside has a spacious well planned layout with two reception rooms, a fitted kitchen and walk-in pantry, bathroom with separate WC and four bedrooms.

The house stands on a south-east facing plot overlooking leafy Hawesmead Park situated to the south of the town, on a quiet road. Located in a most convenient location for access to local schools and amenities with both the M6 and Oxenholme Railway Station only a short drive away. With no upward chain an early appointment to view is highly recommended.

### Quick Overview

Detached 1950's family home

Never seen before on the housing market!

Delightful living room, dining room, kitchen & pantry

Four bedrooms & bathroom

Gas central heating & UPVC double glazing throughout

Driveway with off-road parking for up to 3 cars

Attached and detached garage

Well-tended, south facing private garden

Convenient location for local amenities

Broadband download speed up to 80 Mbps



4



1



2



D



80 Mbps



X2 Garages & Off-Road Parking

Property Reference: K6672





Entrance hall



Kitchen



Kitchen



Dining room

**Location:** Leaving Kendal on the Milnthorpe Road, take the right turning after the Kendal College (junction of traffic lights with Romney Road) into Hawesmead Avenue and then first left into Hawesmead Drive where number 8 is the fourth property on your right hand side overlooking the park.

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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.

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There are well-tended gardens, with room for all the family, be it for play or just enjoyment of the delightful private setting. After many years of enjoyment, the house is now ready for the new owners to modernise to their own taste.

Stepping into the welcoming entrance hall you will first see the original parquet flooring flowing naturally through to the living room and dining room, the staircase then leads up to the first floor landing.

Immediately on your left you will find the south facing living room that boasts a double aspect with UPVC double glazed windows overlooking the front and side garden. The attractive oak fireplace has an inset gas fire and granite hearth.

The dining room with dual aspect to the front, park and side has the original brick fireplace and a serving hatch through to the kitchen.

The kitchen is situated at the rear of the property with a window to the rear and two high level windows to the side. The kitchen is fitted with a range of base and drawer units with complementary worktops, tiled splashbacks and single drainer sink unit. Part wood panelled walls and panelled ceiling. Built in oven and hob. Adjoining the kitchen there is a useful walk-in pantry with shelving.

To the first floor is a spacious split landing with UPVC double glazed





Living room



Living room





Bathroom



Bedroom four



Bedroom three



Bedroom two

window's, loft access and under eaves storage cupboard.

Bedroom one, is a large double bedroom enjoying a dual aspect to the front and side garden. Useful under eaves storage cupboard and original fitted bedroom furniture.

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A separate W.C is located to the side of the bathroom.

Accommodation with approximate dimensions:

Ground Floor

Entrance Hall

Living Room

15' x 11' 10" (0.43m x 3.61m)

Dining Room

10' 10" x 9' 11" (3.3m x 3.02m)

Kitchen

13' 9" x 9' 4" (4.19m x 2.84m)

Pantry

First Floor

Split Landing

Bedroom One

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**Integral Garage** 17' 0" x 14' 0" (5.18m x 4.27m) With up and over





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Aspect across Hawesmead Park



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

# Hawesmead Drive, Kendal, LA9

Approximate Area = 1332 sq ft / 123.7 sq m

Garages = 337 sq ft / 31.3 sq m

Store = 39 sq ft / 3.6 sq m

Total = 1708 sq ft / 158.6 sq m

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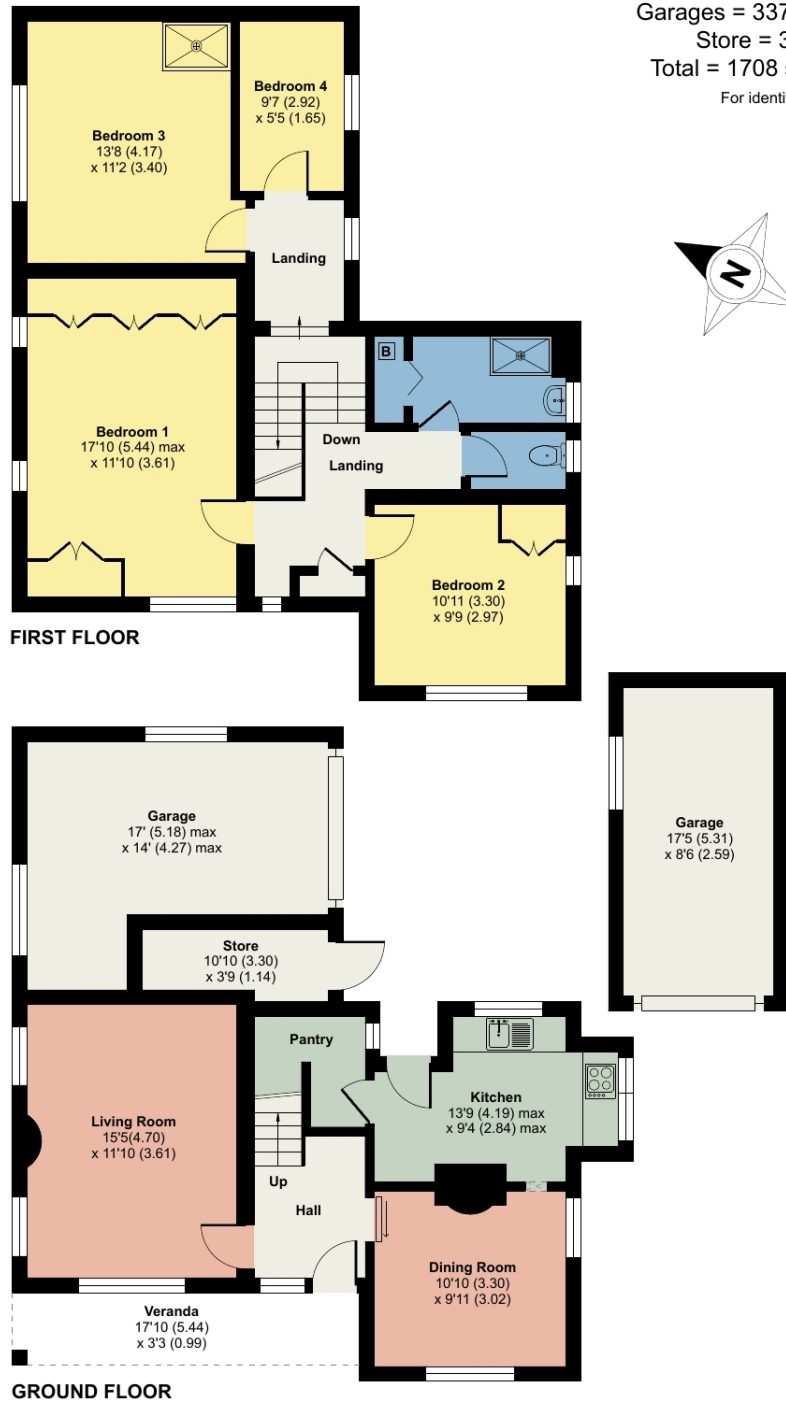
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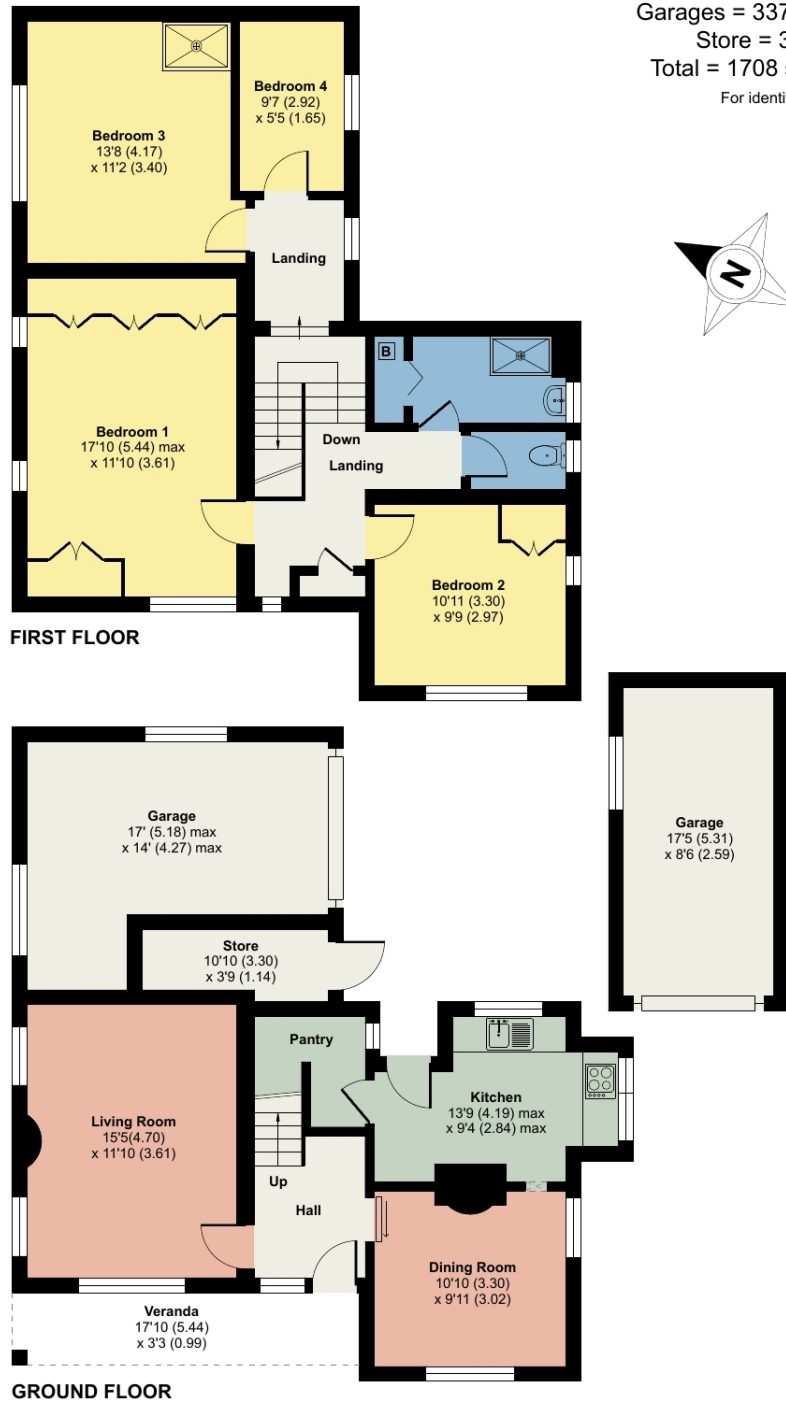
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Immediately on your left you will find the south facing living room that boasts a double aspect with UPVC double glazed windows overlooking the front and side garden. The attractive oak fireplace has an inset gas fire and granite hearth.

The dining room with dual aspect to the front, park and side has the original brick fireplace and a serving hatch through to the kitchen.

The kitchen is situated at the rear of the property with a window to the rear and two high level windows to the side. The kitchen is fitted with a range of base and drawer units with complementary worktops, tiled splashbacks and single drainer sink unit. Part wood panelled walls and panelled ceiling. Built in oven and hob. Adjoining the kitchen there is a useful walk-in pantry with shelving.

To the first floor is a spacious split landing with UPVC double glazed





Living room



Living room





Bathroom



Bedroom four



Bedroom three



Bedroom two

window's, loft access and under eaves storage cupboard.

Bedroom one, is a large double bedroom enjoying a dual aspect to the front and side garden. Useful under eaves storage cupboard and original fitted bedroom furniture.

Bedroom two, also enjoys a dual aspect to the front and side, with a good sized shelved cupboard.

Bedroom three and four are situated to the rear with the third bedroom being a spacious double overlooking the gardens and with the addition of a walk-in tiled shower cubicle.

Bedroom four is a single bedroom with a windows to the side, ideal as a child's bedroom or would also suit as a home office.

The house bathroom has a walk-in bath with seat and shower attachment and a pedestal wash hand basin. Original part tiled walls. Airing cupboard with double doors with shelving for linen and a wall-mounted Worcester boiler.

A separate W.C is located to the side of the bathroom.

Accommodation with approximate dimensions:

Ground Floor

Entrance Hall

Living Room

15' x 11' 10" (0.43m x 3.61m)

Dining Room

10' 10" x 9' 11" (3.3m x 3.02m)

Kitchen

13' 9" x 9' 4" (4.19m x 2.84m)

Pantry

First Floor

Split Landing

Bedroom One

17' 10" x 11' 10" (5.44m x 3.61m)

Bedroom Two

13' 8" x 11' 2" (4.17m x 3.4m)

Bedroom Three

10' 11" x 9' 9" (3.33m x 2.97m)

Bedroom Four

9' 7" x 5' 5" (2.92m x 1.65m)

Family Bathroom

Separate W.C

**Outside:** The property stands on an attractive, elevated plot with a driveway providing ample off-road parking and the benefit of two garages. There are well-tended, lawned, south facing gardens to the side, complete with mature beech hedging and planted borders displaying interest and a range of colours throughout the year and the paved veranda to the front provide a sheltered sitting area.

**Integral Garage** 17' 0" x 14' 0" (5.18m x 4.27m) With up and over





Bedroom one



Bedroom one





Aspect across Hawesmead Park



Garden



The garages and driveway

door, power and light. Ample shelving and UPVC double glazed windows to the rear and side of the property. Plumbing for a washing machine.

**Detached Garage** 17' 5" x 8' 6" (5.31m x 2.59m) With up and over door and UPVC double glazed window.

**Useful Store** With light, storage and meters.

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

**Tenure:** Freehold. Vacant possession upon completion.

**Council Tax:** Westmorland & Furness Council - Band E

**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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# Hawesmead Drive, Kendal, LA9

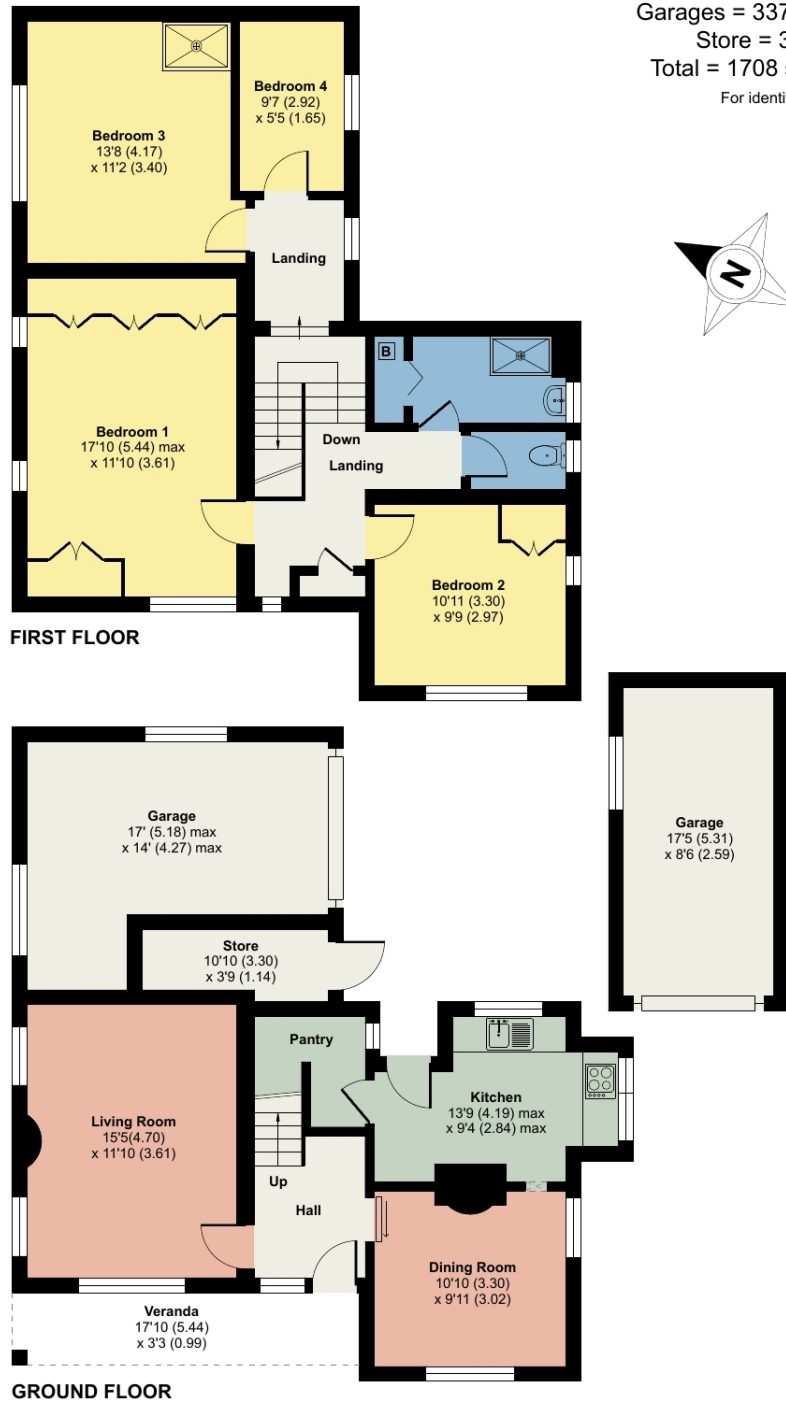
Approximate Area = 1332 sq ft / 123.7 sq m

Garages = 337 sq ft / 31.3 sq m

Store = 39 sq ft / 3.6 sq m

Total = 1708 sq ft / 158.6 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). © nchecon 2023. Produced for Hackney & Leigh. REF: 991961

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