



Kendal

£325,000

72 Shap Road, Kendal, Cumbria, LA9 6DP

A charming stone and slate Victorian property that enjoys spacious well presented living space for all the family. Altered and improved over recent years, this warm and friendly home enjoys the imaginative and impeccable taste of the vendors who have blended the original period character with modern day finish including a stunning four piece bathroom and splendid family/dining kitchen with doors opening to a sunny garden.

Situated to the north of the South Lakeland market town of Kendal the house is within level walking distance of the many excellent local amenities including schools and the private courtyard style garden to the rear benefits from a range of pretty outbuildings and off road parking for two vehicles. Well worth putting on your "to view list".

Quick Overview

- Delightful terraced family home
- Splendid family/dining kitchen
- Cosy sitting room with bay window
- Original period features with a modern day finish
- Three bedrooms
- Four piece suite bathroom
- Private courtyard
- Outbuildings and off-road parking for two vehicles
- Conveniently located for Kendal town
- Broadband speed up to 1000 Mbps



3



1



2



D



1000 Mbps

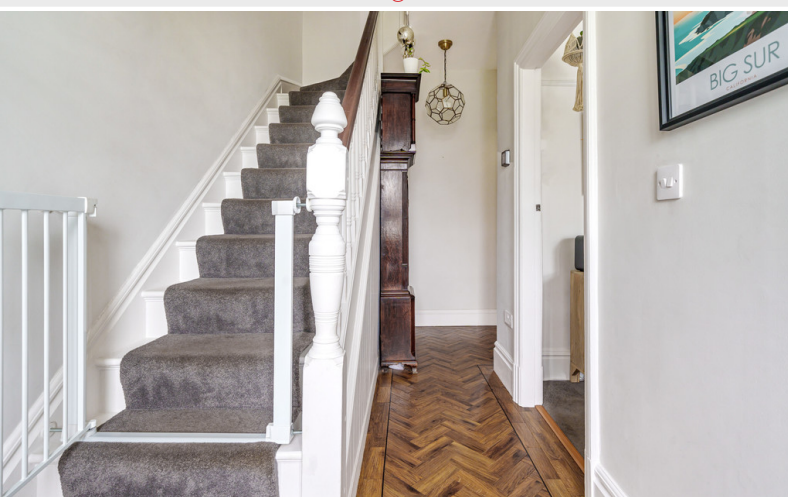


Off-Road Parking
for 2 vehicles

Property Reference: K6690



Front garden



Entrance Hall



Sitting Room with bay window



Sitting Room

Location: Situated on Shap Road the property can be found on the right hand side of the road just after the turning into Crescent Green. The access to the rear of the property is by way of a lane that runs off Crescent Green, which is a one way street accessed from Appleby Road.

Note: South Lakeland District Council operates a residents parking scheme where each property is entitled to two free permits for parking in the local vicinity with the layby to the front of the property being included.

Property Overview: This most attractive stone and slate Victorian terraced home is situated on the fringe of Kendal, just a few steps away from supermarkets, the Kendal train station and local schools and within easy walking of the town centre.

The present owners of this delightful terraced home have with care and attention to detail created a most welcoming family home that blends modern day living with the period character and charm of the Victorian era from plaster corning and picture rail. With the addition of new double glazing and windows, a new heating system, a new slate roof and tasteful decoration and attractive floor coverings this really is a property that should be on your to view list.

From the minute you open the front garden gate and follow the paved and gravelled pathway up to the front door, stopping to admire the attractive planted borders and the sheltered sitting area beneath the bay window, you will begin to understand what perhaps awaits behind the front door.

Once into the spacious entrance hall, which is full of light from the part glazed door with its side window and over head glazed panel the first impression of this delightful warm and friendly home is experienced. The timber staircase leading to the first floor has that all important understairs cupboard. The plaster corning and feature arch are original and the attractive Karndean flooring runs through into the family/dining kitchen.

Stepping into the sitting room that over looks the front garden from the deep bay and with a view across to the distant fells. The open fireplace with its timber mantle has a slate hearth and wood burning stove for cosy winter afternoon and evenings.

The splendid open plan family/dining kitchen has double doors that open to the private enclosed rear garden ideal for throwing open on sunny days with the garden becoming an extension of the living space. The attractive cast iron fireplace has a living flame gas fire, and to the side are the original built in cupboards.

The kitchen enjoys an aspect over the garden with views across to Benson Knott. Fitted with an attractive range of wall, base and drawer units, shelved alcove and wine rack. Complementary Silestone work tops and breakfast bar and inset white enamel bowl and half sink and co-ordinating part tiled walls. Kitchen appliances include the American style fridge freezer, a cooker hood and extractor and the washing machine (the Rangemaster oven is open to negotiation).

Upstairs the landing providing access to the loft space. All three bedrooms have been decorated with a theme of panel effect walls and all enjoys open aspects, and the four piece bathroom is simply stunning. Bedroom 1 on the front enjoys an aspect across the town to open fields and fell, the original Victorian cast iron fireplace with its tiled hearth has been painted white in keeping with the décor of the walls.

Bedroom 2 is a second double that looks over the rear garden across to Benson Knott.

Bedroom 3 a good single on the front also enjoys the open aspect as bedroom 1.



Sitting Room with bay window



Family Dining Kitchen



Family Dining Kitchen



Bedroom 2



Bedroom 3



View from the rear across to Benson Knott

The house bathroom with its aspect to Benson Knott has attractive Amtico flooring, down lights and a heated towel rail and radiator. A four piece suite comprises; a large walk-in tiled and glazed shower cubicle with Mira shower with rainfall head and separate hand held attachment, a free standing roll top slipper style bath with free standing tap and shower mixer, pedestal wash hand basin and WC.

Accommodation with approximate dimensions:

Ground Floor

Entrance Hall

Sitting Room

13' 6" x 11' 8" (4.11m x 3.56m)

Open Plan Family/Dining Kitchen

17' 9" x 13' 6 max" (5.41m x 4.11m)

First Floor

Landing

Bedroom 1 (front)

11' 5" x 10' 11" (3.48m x 3.33m)

Bedroom 2 (rear)

12' 2" x 9' 7" (3.71m x 2.92m)

Bedroom 3 (front)

7' 8" x 6' 10" (2.34m x 2.08m)

Four Piece Bathroom

9' 4" x 8' 10" (2.84m x 2.69m)

Outside:

Outbuildings & Gardens: The pretty range of white washed outbuildings with their slate roof, power and light, provide plenty of space for everything from children's toys, to gardening equipment, with the end store with its double doors opening to the rear lane being ideal for bikes with or without an engine.

The enclosed garden has been landscaped and offers great space for play and entertaining, enjoying the morning sun, with a cobbled and paved pathway, lawn, well stocked flower borders and a decked area that enjoys the last of the evening sun. A gate leads out to the rear lane where you will find parking for two cars and a useful bin/blue box store.

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

Tenure: Freehold

Council Tax: Westmorland and Furness Council - Band C

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.



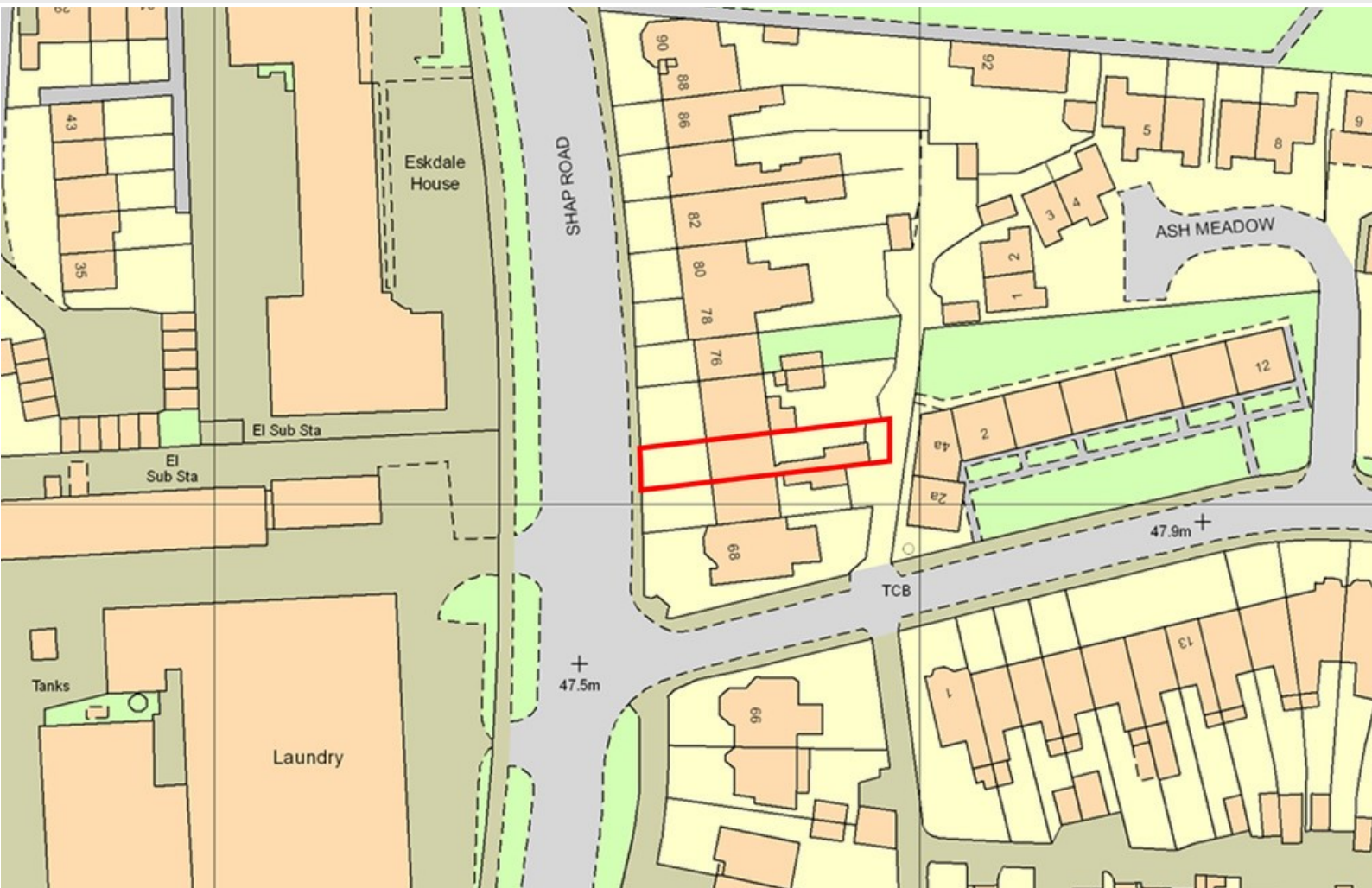
Bedroom 1



Excellent Four Piece Bathroom



Rear Aspect & Garden



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

Shap Road, Kendal, LA9

Approximate Area = 910 sq ft / 84.5 sq m

Outbuildings = 199 sq ft / 18.4 sq m

Total = 1109 sq ft / 102.9 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: 1001230

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 27/06/2023.

Request a Viewing Online or Call 01539 729711