



## Kendal

£330,000

14 Spital Park, Kendal, Cumbria, LA9 6HG

Situated in one of Kendal's best residential locations, that enjoys a west facing aspect overlooking a central green with splendid views across the town to Serpentine woods, the golf links and surrounding countryside, is this traditional three bedroom semi detached house with a gated driveway that provides plenty of parking, along with a garage and large private gardens.

The current owners have recently carried out some improvements including the installation of a splendid five piece bathroom, now ready for a new owner an opportunity to finish creating a home to suit their own needs and requirements. Inside you will find a well balanced layout with that benefits from gas central heating and double glazing. The property is realistically priced for an early sale - and with no upward chain an early appointment to view is recommended.

### Quick Overview

- Traditional semi-detached home
- Well balanced layout
- Living room & dining room
- Fitted kitchen
- Three bedrooms
- Modern five piece bathroom
- Large, level rear garden
- Grated driveway
- Ample off-road parking

Broadband download speed up to 1000 Mbps



3



1



2



D



1000 Mbps



Garage & ample  
off-road parking

Property Reference: K6701





Entrance Hall



Dining Room



Kitchen



Kitchen

**Location:** Leaving Kendal on the Appleby Road the entrance to Spital Park can be found opposite Crescent Green. On turning into Spital Park turn right and follow the green round, number 14 can then be found on your right hand side.

**Note:** The central green is owned by the residents of Spital Park, each house owns the width of the property to the centre.

**Property Overview:** Standing on a large plot that is set around a central green this attractive semi-detached house offers a generous, spacious layout, that enjoys simply splendid views from the front, together with a private rear garden, perfect for the growing family.

The present owners have in recent times undertaken some works of improvement including the installation of a new heating system with contemporary radiators, some new plaster work and decoration, along with the addition of a wood burner in the sitting room and a splendid five piece bathroom.

A new owner will have an opportunity to finish what has been started, either by upgrading to a kitchen of their choice or perhaps even by opening up the back of the house and adjoining dining room. And maybe adding bi-folding doors in order to create that open plan feeling of space, that modern families seek.

On the ground floor is an open porch with a double glazed door into the spacious entrance hall, a window to the side and staircase rising to the first floor. There is a useful cloaks cupboard and two further storage cupboards under the stairs.

To the right of the hall a glazed panelled oak door opens into the sitting room, a delightful room with bay window and far reaching views across the green and the town to the distant golf links and open countryside. An open fireplace with a slate hearth houses a wood burning stove a must for those long cold winter afternoon and evenings and the two fireside alcoves have fitted shelving.

The dining room to the rear of the house overlooks the garden and has a hatch opening to the kitchen. The adjoining kitchen has two windows and a door to outside. Fitted with range of wall and base units with working surfaces and tiled splash backs. Single drainer stainless steel sink and plumbing for a washing machine and dishwasher, built in oven and electric hob. Both these rooms offer clear potential to be combined and extended.





Sitting Room with bay window



Sitting Room with bay window





Bedroom 3



Bedroom 2



Bedroom 2



Splendid bathroom

To the first floor is the landing with a deep over stairs linen cupboard with Worcester boiler. Attractive oak doors open into the bedrooms and bathroom.

The main double bedroom on the front is generous in size and has a bay window with fitted seat and storage on which to sit and take in the simply splendid open aspect across the green and beyond.

Bedroom 2 another good double overlooks the rear garden, with bedroom 3 a large single enjoying that open aspect as far as the eye can see to the front.

The bathroom with its attractive flooring and complementary part tiled walls has been fitted with a five piece suite comprising; a WC, a double ended bath with central tap, feature timber vanity unit with fitted cupboards and drawers and his and hers counter top basins, and a large walk-in glazed tiled shower cubicle with inset display ledges, rainfall shower head and separate hand held attachment. A double glazed window, extractor fan, vertical towel radiator and large wall mirror with LED lighting complete the room.

Accommodation with approximate dimensions:

Ground Floor

Entrance Hall

13' 10" x 7' 1 max" (4.22m x 2.16m)

Sitting Room

12' 10" x 12' 9 plus bay" (3.91m x 3.89m)

Living/Dining Room

12' 11" x 11' 11" (3.94m x 3.63m)

Kitchen

13' 2" x 8' 1" (4.01m x 2.46m)

First Floor

Landing

Bedroom 1 (front)

12' 9" x 12' 7 plus bay" (3.89m x 3.84m)

Bedroom 2 (rear)

12' 11" x 11' 11" (3.94m x 3.63m)

Bedroom 3 (front)

9' 11" x 7' 2" (3.02m x 2.18m)

Bathroom

10' 7" x 7' 11" (3.23m x 2.41m)





Bedroom 1



Bedroom 1





Rear Aspect & Garden



**Outside:**  
**Garage** 17' 5" x 8' 7" (5.31m x 2.62m) with double timber doors.

The property stands on a large level plot with a gated driveway that provides ample off road parking for several cars. There are enclosed gardens to the front and rear with mature hedge screening and well tended lawns. To the rear are two patio areas for the morning and afternoon sun and a large timber shed.

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

**Tenure:** Freehold

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

**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.



View from the sitting room and bedrooms 1 and 3

Request a Viewing Online or Call 01539 729711

## Meet the Team

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# Spital Park, Kendal, LA9

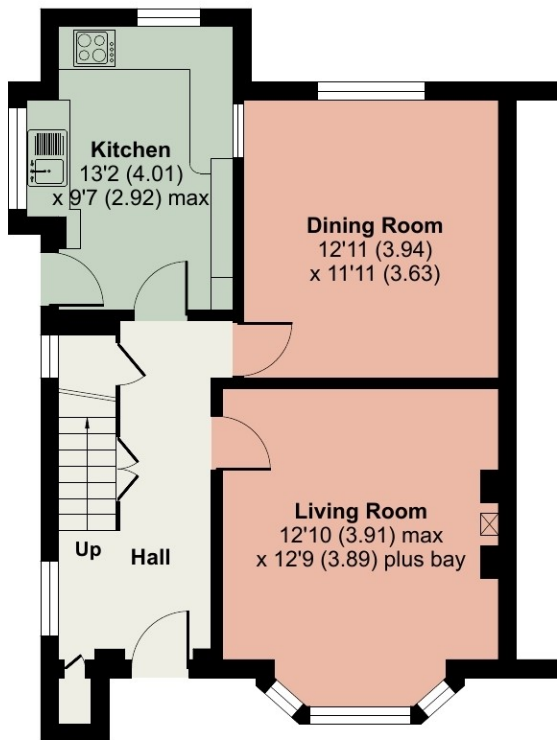
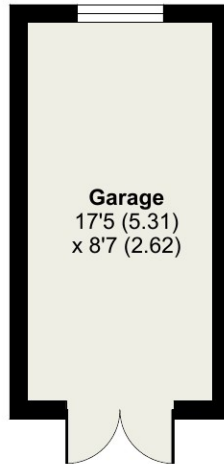
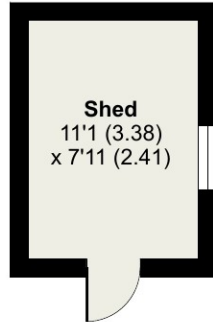
Approximate Area = 1160 sq ft / 107.7 sq m

Garage = 151 sq ft / 14 sq m

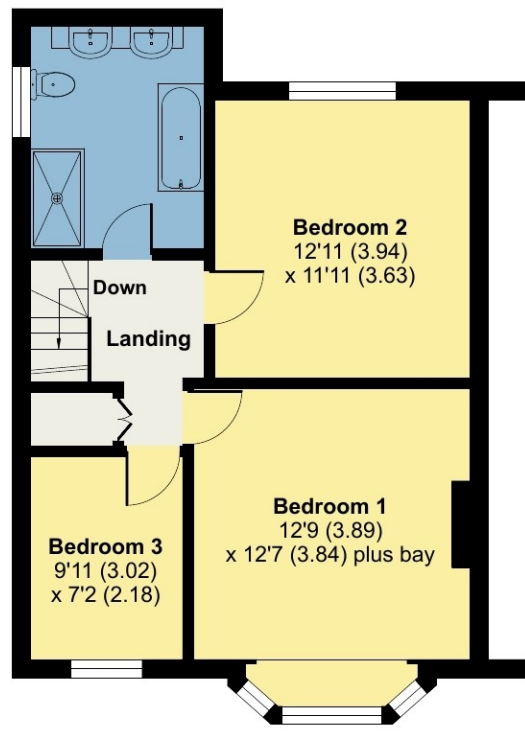
Shed = 88 sq ft / 8.1 sq m

Total = 1399 sq ft / 130 sq m

For identification only - Not to scale



**GROUND FLOOR**



**FIRST FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Hackney & Leigh. REF: 1012163

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