



Kendal

£427,500

27 Laurel Gardens, Kendal, Cumbria, LA9 6FE

Built by local builders Russell Armer Homes in 2002 this spacious well balanced detached four bedroom family home has been owned and enjoyed by the vendors since new. Situated in a really good location fronting a quiet cul de sac with gardens to the front and rear this perfect family home is now ready for a new owner and for those keen golfers Carus Green is just around the corner.

The flexible living space is laid out over three floors with entrance hall and cloakroom, a fitted breakfast kitchen, living room and dining room, together with two bath/shower rooms and four good bedrooms. The gardens are well laid out there is off road parking plus a large garage. Being offered to the market with no upward chain, we would highly recommend an early viewing!

Quick Overview

- Splendid detached family home
- Good sized through living & dining room
- Fitted kitchen
- Four double bedrooms, one with en-suite shower room
- Family three-piece bathroom
- Fantastic gardens to the front & rear
- Attached garage
- Brick paved driveway providing off-road parking
- No upward chain - early viewing recommended!
- Broadband speed up to 1000 Mbps



4



2



1



C



1000 Mbps



Garage & Off-Road Parking

Property Reference: K6705



Entrance hall



Living room



Dining room



Breakfast kitchen

Location: Situated on the popular Briery Meadows development the property can be found from Kendal town centre by taking the Windermere Road and turning right into Burneside Road. Follow the road along under the railway bridge, taking the left turning onto Briarigg. Carry on along this road, past the green and as the road bears left keep ahead turning right into Laurel Gardens, follow the road round and number 27 is then directly in front of you.

Property Overview: This fantastic four, double bedroom family home offers a generous well balanced layout - including a spacious entrance hall and downstairs cloakroom, a good living room and dining room and a fitted breakfast kitchen. Perfectly situated within level walking distance to the town centre and with the convenience of easy access to schools, shops and the Kendal bypass.

The open canopy porch offers a sheltered access before entering the hall where a timber staircase leads up to the first floor. Beneath the staircase is a useful under-stairs cupboard for everyday storage.

To the right of the hallway is the downstairs cloakroom with wash hand basin and W.C.

The delightful through living room and dining room enjoys a double aspect to the front and rear gardens. The attractive fireplace with polished hearth and inset living flame gas fire provides a main focal point to the living room, and double doors off the dining area lead out to a timber deck with steps down to the enclosed rear garden.

The 21' family breakfast kitchen, is fitted with a range of wall, base and drawer units with complementary working surfaces with inset stainless-steel sink with half and drainer, co-ordinating part tiled walls and vinyl flooring. Kitchen appliances include; a built-in oven and a four-ring hob with concealed cooker hood and extractor over. There is plumbing for a washing machine and space for a tumble dryer and under counter fridge. A double glazed window and door open onto a second deck that lead down to the garden.

The first floor landing has a deep shelved linen cupboard, and a staircase to the second-floor.

Bedroom one with an en-suite shower room enjoys a pleasant open aspect to the front with distant views. Built-in wardrobe with hanging rail and shelving. The en-suite shower room has a three-piece suite comprising; a cubicle shower, pedestal wash hand basin and WC. Extractor fan, light with shaver point and double glazed window.



Living room open to dining room



Breakfast kitchen



Bedroom two



Bedroom three



Bedroom four



Family bathroom

Bedrooms two and three are both doubles overlooking the rear garden with distant views over rooftops to the hills beyond and bedroom two has the benefit of a fitted wardrobe with hanging rail and shelving.

The family bathroom has a three-piece suite comprising; a panel bath, vanity unit with wash hand basin and W.C. Extractor fan, radiator and double glazed window.

The second-floor landing has a double-glazed window providing natural light and there are two separate cupboards' either side of the landing, one housing the hot water cylinder and both with useful under eaves storage spaces.

To complete the picture is bedroom four a great room with a vaulted ceiling and two Velux windows that enjoy pleasant aspects to the front and surrounding hills.

Accommodation with approximate dimensions:

Ground Floor:

Spacious Entrance Hall

Cloakroom

Living Room

16' 2" x 12' 11" (4.93m x 3.94m)

Dining Area

8' 11" x 10' 5" (2.72m x 3.18m)

Fitted Family Breakfast Kitchen

21' 1" x 7' 8" (6.43m x 2.34m)

First Floor:

Landing

Bedroom One (front) with En-Suite Shower Room

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

Bedroom Two (rear)

10' 8" x 8' 9" (3.25m x 2.67m)

Bedroom Three (rear)

8' 6" x 7' 10" (2.59m x 2.39m)

Family Bathroom

Second Floor

Landing with Excellent Eaves Storage Cupboards

Bedroom Four 12' 11" x 13' 5" (3.94m x 4.09m)



Bedroom one with en-suite shower room



Bedroom one with en-suite shower room



Rear Garden



Rear Garden

Garage 9' 7" x 19' 7" (2.92m x 5.97m) With up and over door, power and light. Wall mounted gas boiler.

Outside: To the front of the property is a brick paved driveway providing off road parking. There is a easy to manage garden to the front with lawn and planted border and a paved pathway to the side leading round to enclosed rear garden. The rear garden has two decked areas with steps leading down with lawn and well stocked flower beds and borders.

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

Council Tax: Westmorland & Furness Council - Band E

Tenure: Freehold. Vacant possession upon completion.

Viewings: Strictly by appointment with Hackney & Leigh Kendal Office.

What3Words ///laminated.lately.dust

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.



Book Online Now



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

Laurel Gardens, Kendal, LA9

Approximate Area = 1400 sq ft / 130 sq m

Limited Use Area(s) = 253 sq ft / 23.5 sq m

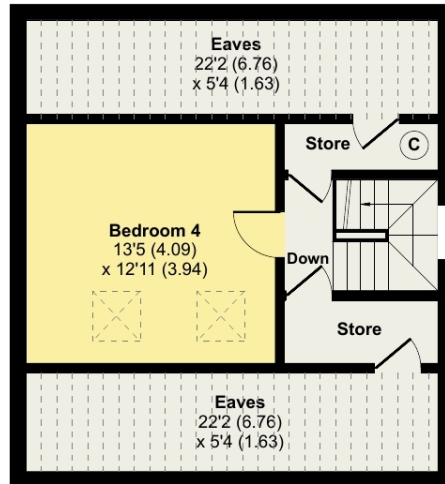
Garage = 184 sq ft / 17 sq m

Total = 1837 sq ft / 170.5 sq m

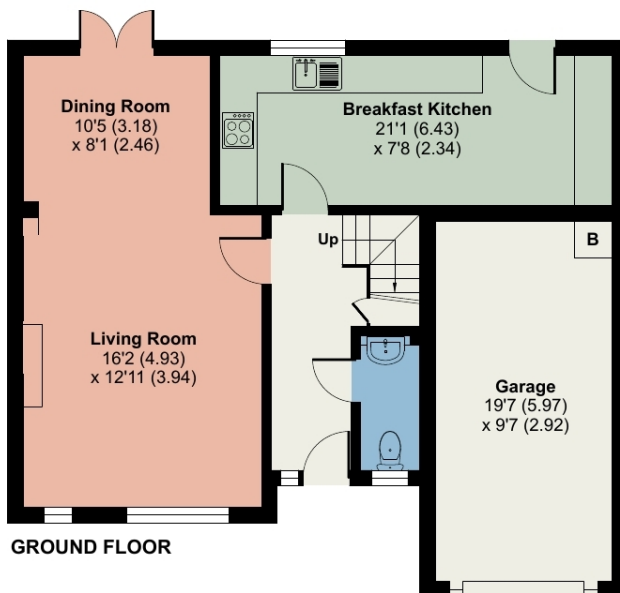
For identification only - Not to scale



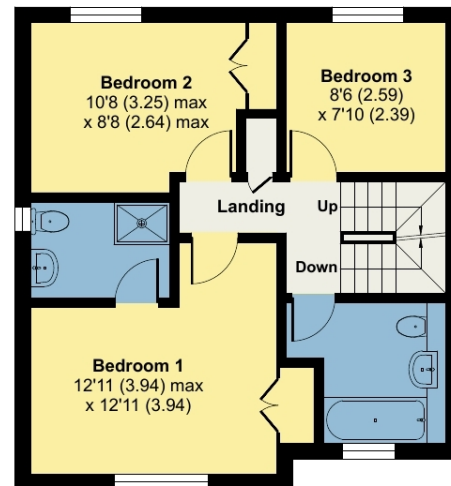
Denotes restricted head height



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2023. Produced for Hackney & Leigh. REF: 1013949

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 26/07/2023.

Request a Viewing Online or Call 01539 729711