



# Kendal

£365,000

3 Webb View, Kendal, Cumbria, LA9 4SN

This excellent modern town house has been owned from new by the vendor, and offers generous and attractive living space that is laid out over three floors. A home that enjoys an open aspect to the front with distant fell views and a private south facing enclosed garden to the rear, along with a large integral garage with access into the hallway and a driveway that provides off road parking.

The accommodation enjoys a well balanced layout with an excellent dining kitchen on the ground floor opening to a most attractive paved courtyard garden. On the first floor is the living room again south facing with doors onto a balcony and a large double bedroom. Two further double bedrooms, one with an ensuite and the four piece house bathroom can be found on the second floor. The location is well situated for convenient access to the town centre with all its amenities making this a home that really should be on your to view list.

## Quick Overview

- Excellent modern town house
- Generous & attractive living space
- Over three floors
- Excellent dining kitchen
- Splendid living room
- Three double bedrooms
- Bathroom and en-suite shower room
- Walking distance to Kendal town centre
- Integral garage & off-road parking
- Broadband speed up to 58 Mbps



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58 Mbps



Integral garage & off-road parking

Property Reference: K6700



Spacious Entrance Hall



Excellent Dining Kitchen



Fitted Kitchen



Living Room

**Location:** Situated in one of Kendal's popular residential locations to the north of the town centre. The property can be found by turning right off Windermere Road onto Burneside Road and following the road along. Take the second right hand turning into Webb View and Wainwright Court, the property is then the first on your right, where you can pull onto the driveway and park in front of the garage.

The market town Kendal is perfectly placed for exploring the Lake District National Park, and the M6 motorway and the West coast main line London to Glasgow railway at Oxenholme are both just a short drive away. The town centre itself boasts a library, supermarkets, churches, banks and medical practices as well as specialist artisan providers and independent traders and The Brewery Arts Centre is a well renowned venue for theatre, cinema, music and cultural events.

**Property Overview:** 3 Webb View is a modern three storey town house that has been owned from new by the vendor. Those that view will be surprised and delighted by this well presented and tastefully decorated light and airy home that really is ready for a new owner to move into and enjoy.

With an open porch to the front, those that view will enter into a spacious 18' hall which offers good storage space below the stairs and has that all important cloakroom with WC. There is direct access into the large integral garage which has a useful fitted utility area to the rear.

The excellent dining kitchen with attractive flooring opens out to a landscaped south facing private walled courtyard with a sheltered sitting area and useful garden store. The kitchen is fitted with an excellent range of wall and base units with attractive splash backs and concealed down lights. Complementary work surfaces have an inset single drainer sink, and kitchen appliances include a built in oven and four ring electric hob with cooker hood and extractor, integrated dishwasher, fridge and freezer.

The first floor landing is light and airy with a window to the side and to the front elevation providing a pleasant open aspect and distant fell views. On this floor you will find a large double bedroom to the front with open views and to the rear a south facing living room with its double glazed window and double doors opening onto a balcony with glass baulstrades that overlook the garden and enjoy the simply delightful aspect across the town and its roofscape to Serpentine woods onto Kendal fell.

Continuing up the second floor landing again being full of light from the window in the gable end, is a useful shelved cupboard and access to the bedroom and bathroom.



Excellent Dining Kitchen



Living Room



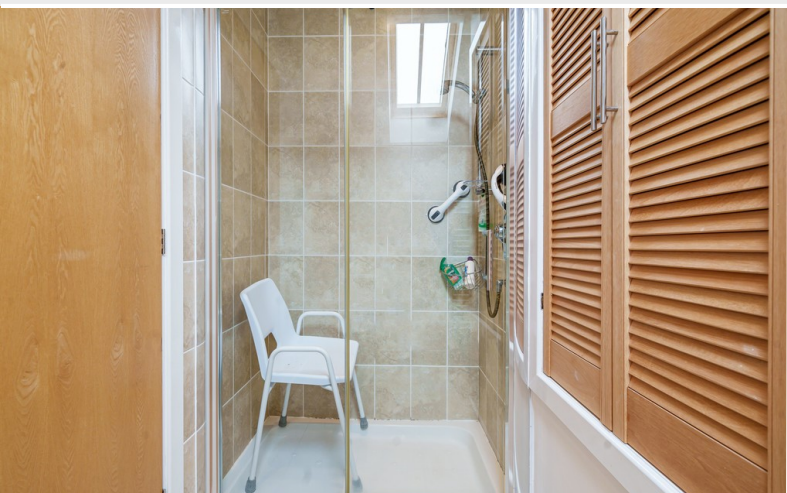
Bedroom 2



Bedroom 3



Bathroom



Ensuite shower room

The master bedroom is located to the front with that all important view to the distant lakeland fells in the north. With fitted wardrobes and an en-suite shower room with Velux roof light, large linen cupboard with hot water cylinder and complementary tiled walls and floor.

To the rear is another large double bedroom that takes full advantage of the aspect across old Kendal and surrounding countryside.

The house bathroom with its Velux roof light benefits from complementary tiled walls and flooring and a four piece suite that comprises; a panelled bath with shower mixer, separate shower cubicle, pedestal wash hand basin and WC.

Accommodation with approximate dimensions:

Ground Floor

Open Porch

Entrance hall

18' 11" x 8' 1 max" (5.77m x 2.46m)

Cloakroom

Dining Kitchen

19' x 11' 8" (5.79m x 3.56m)

First Floor

Landing

Living Room with balcony

19' x 15 max' (5.79m x 4.57m)

Bedroom 3

14' 2" x 12' (4.32m x 3.66m)

Second Floor

Landing

Bedroom 1 with ensuite

12' 4 plus wardrobes" x 11' 1" (3.76m x 3.38m)

Bedroom 2

15' x 11' 7" (4.57m x 3.53m)

House Bathroom



Bedroom 1 with en-suite shower room



Bedroom 1 with en-suite shower room



**Outside:**

**Integral Garage** 22' x 10' 6" (6.71m x 3.2m) with up and over door, power and light. Utility area with single drainer sink, fitted cupboards, plumbing for washing machine and space for tumble dryer and freezer.

The property has the benefit of a brick paved drive to the front of the garage providing off road parking along with a planted flower bed.

To the rear is a private enclosed south facing walled landscaped courtyard garden with well stocked planted beds, slate chippings and contemporary water feature along with a sheltered patio area and useful outside store.

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

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

**Tenure:** Freehold

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

# Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team  
Call **01539 729711** or request online.



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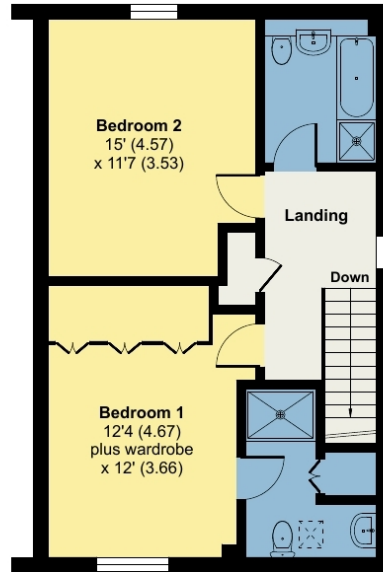
# Webb View, Kendal, LA9

Approximate Area = 1789 sq ft / 166.2 sq m (includes garage)

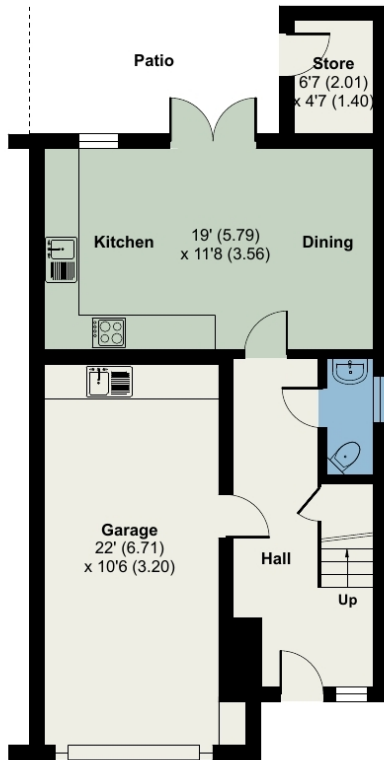
Stores = 60 sq ft / 5.5 sq m

Total = 1849 sq ft / 171.7 sq m

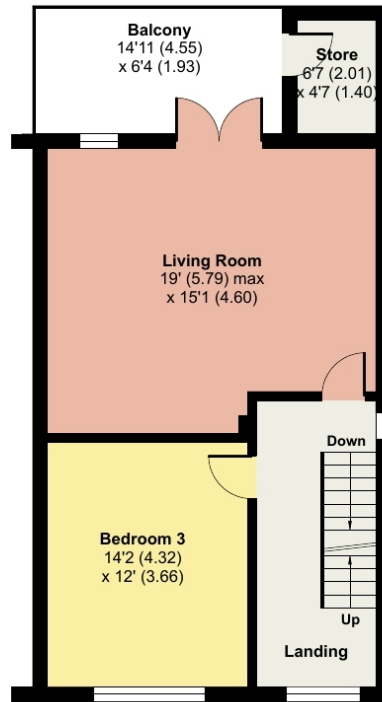
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SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2023. Produced for Hackney & Leigh. REF: 1011738

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