



## Kendal

**£375,000**

41 Whinlatter Drive, Kendal, Cumbria, LA9 7HE

Nestled in the heart of the reputable Oaks development, designed and built by the renowned builders, Merewood Homes. The four bedroom, two bath/shower room townhouse comes complete with a sunny rear garden, integral garage and a beautifully paved driveway.

This property offers the perfect blend of comfort and convenience, situated just moments away from Oxenholme Lake District Station, Westmorland General Hospital, and a host of local amenities. Close proximity to the M6 motorway, commuting to nearby cities is a breeze, making this property the perfect choice for those seeking a family home in Kendal while maintaining easy access to the wider world.

### Quick Overview

Excellent modern town house

Splendid living room with leafy views

Dining kitchen equipped with NEFF appliances

Four bedrooms & two bath/shower rooms

Useful utility room & sitting room overlooking the rear garden

Large integral garage with light & power

Driveway providing off-road parking

Private & enclosed rear garden

Conveniently located for nearby train station & other amenities

Ultrafast broadband speed up to 1000 Mbps



4



2



2



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1000  
Mbps



Driveway providing  
off-road parking



Sitting Room

**Location:** Travelling south out of Kendal on the A65, bear left onto Oxenholme Road. Follow the road up and at the mini roundabout turn right onto The Oaks and Whinlatter Drive. Take the first turning right and follow the road round, number 41 is then found on your right overlooking the small children's play area.

The Oaks enjoys a convenient location with easy access to the mainline railway station at Oxenholme, Asda, Westmorland General Hospital, The Kendal Leisure centre and both 'Good' Ofsted rated primary and secondary schools.

**Property Overview:** Ideal for families and working professionals - 41 Whinlatter Drive is an inviting townhouse laid out over four floors, with four bedrooms, two bath/shower rooms offering the perfect blend of comfort and convenience. With a sunny rear garden, integral garage, and a paved driveway providing off-road parking adds practicality to your daily life. A viewing is highly recommended to see what we have measured and realise that there is so much more than first meets the eye!

Upon entering, you'll find a welcoming entrance hall that serves as the heart of this home. Two sets of stairs lead to both the lower ground floor and the first floor, offering seamless access to different areas of the house. There is a cloakroom featuring a pedestal wash hand basin and a W.C.

On this floor you will also find, bedroom three which is a spacious double room with a delightful outlook over the rear garden, providing a serene and peaceful atmosphere. The fourth bedroom, a good-sized single, offers a similar picturesque view of the garden, making it a cosy space for relaxation or creative use.

Descending to the lower ground floor which adds functionality and adaptable extra living space to the home, giving a new owner the opportunity to create a home to suit their own tastes and needs.

The utility room comes complete with practical features such as base units, splashbacks, and working surfaces. It's equipped with an inset stainless steel sink and drainer, as well as dedicated space for a tumble dryer and plumbing for a washing machine.

Stepping into the sitting room, which is not only inviting but also incredibly adaptable. With glazed French doors that lead to the rear garden, illuminating the room with natural light, creating a bright and welcoming atmosphere. The room's L-shaped design offers flexibility for various uses – whether you envision it as a relaxing and entertaining space, a home office, or even a fifth bedroom.

As you retrace your steps to the first floor landing, you'll notice a staircase that leads you up to the second floor.

The dining kitchen is a space that features two windows offering a charming rooftop view overlooking the rear garden, whilst you prepare meals or enjoy a cup of coffee.

Fitted with a range of wall, base, and drawer units with complementary working surfaces with an inset stainless steel sink with a half bowl and drainer. The kitchen is equipped with Neff appliances, including a built-in oven, built-in microwave, a four ring gas hob, and an extractor fan overhead. The fridge freezer and dishwasher are integrated and the wall-mounted boiler is discreetly concealed within a wall unit.



Bedroom Three



Bedroom Four/Dressing Room

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Living Room



Dining Kitchen



Dining Kitchen



Living Room Fireplace



Bathroom



Bedroom Two

Adjacent to the dining kitchen, you'll find a separate L-shaped living room. This inviting space features two floor-to-ceiling windows that perfectly frame a leafy view, where you can look upon the trees.

The main focal point of the room is the sandstone-style fire surround, featuring a polished inset and hearth, and a cosy living flame gas fire, perfect for those chilly evenings.

Upstairs, on the second floor landing, with a hatch leading to the loft, providing additional storage space, and a cupboard housing the hot water cylinder.

Bedroom one offers a lovely view over the front aspect, bringing in natural light and a sense of tranquility. A door leads to the Jack and Jill en-suite with a three piece suite comprising; a shower cubicle, a pedestal wash hand basin, and a W.C. There is a connecting door to the second bedroom.

A double bedroom, enhanced by a large Velux rooflight that bathes the room in natural light. From here, you can enjoy stunning views towards the golf course and the serene Serpentine Woods.

Completing the picture, the family bathroom includes a three piece suite featuring a P-shape shower bath with a curved screen and a convenient shower overhead, a pedestal wash hand basin and a WC. Velux rooflight again positioned to the rear with a delightful outlook over Kendal.

#### Accommodation with approximate dimensions:

##### Ground Floor:

Entrance Hallway

Cloakroom

Bedroom Three

12' 4" x 8' 10" (3.76m x 2.69m)

Bedroom Four

8' 1" x 7' 3" (2.46m x 2.21m)

##### Lower Ground Floor:

Utility Room

13' 8" x 4' 9" (4.17m x 1.45m)

Sitting Room

17' 2" x 12' 3" (5.23m x 3.73m)

##### First Floor:

Landing

Living Room

17' 4" x 16' 3" (5.28m x 4.95m)

Dining Kitchen

17' 2" x 12' 9" (5.23m x 3.89m)

##### Second Floor:

Landing

Bedroom One

17' 4" x 9' 8" (5.28m x 2.95m)

Jack & Jill Ensuite

Bedroom Two

12' 11" x 10' 1" (3.94m x 3.07m)

Family Bathroom



Bedroom One



Bedroom One



Rear Aspect



Rear Garden



**Integral Garage** 17' 0" x 9' 10" (5.18m x 3m) The garage connects to the home via an inside side door, offering direct access to your vehicle and extra storage. Electric door, power and light.

**Outside:** The outdoor space is a delightful combination of charm and practicality. To the front are two lovely silver birch trees, alongside a planted area and convenient off-road parking. Easy access to the integral garage adds to the property's functionality.

The rear garden is private and enclosed by fencing on three sides. The flagstone patio creates a Mediterranean ambiance, making it perfect for relaxation. Well-stocked borders along the edges and there's ample space for decorative pots and outdoor furniture, making it an ideal spot for entertaining and gatherings.

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

**Tenure:** Freehold.

**Council Tax:** Westmorland & Furness District Council - Band F

**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.

**What3Words:** ///axed.aspect.dome

# Meet the Team

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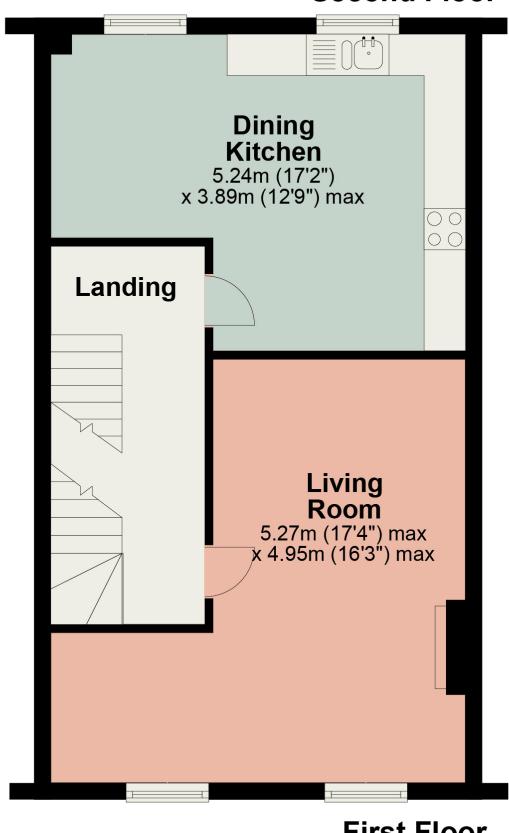
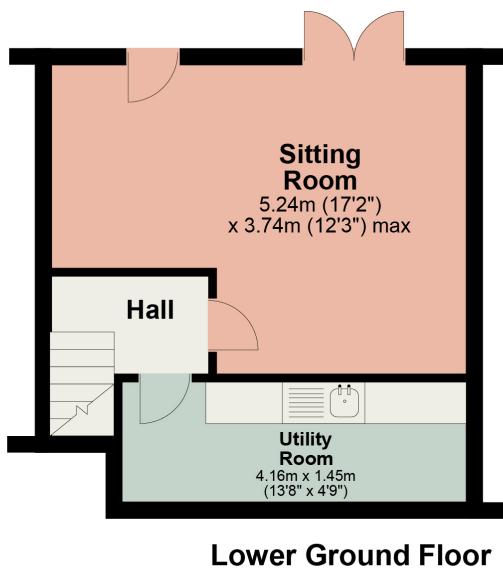
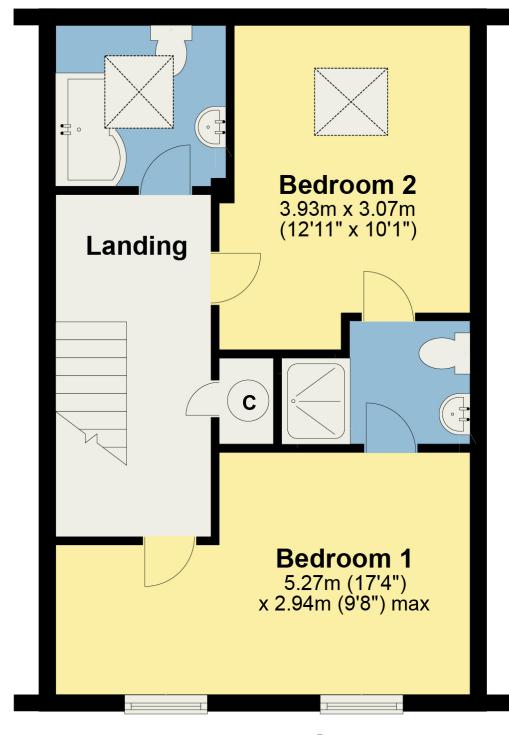
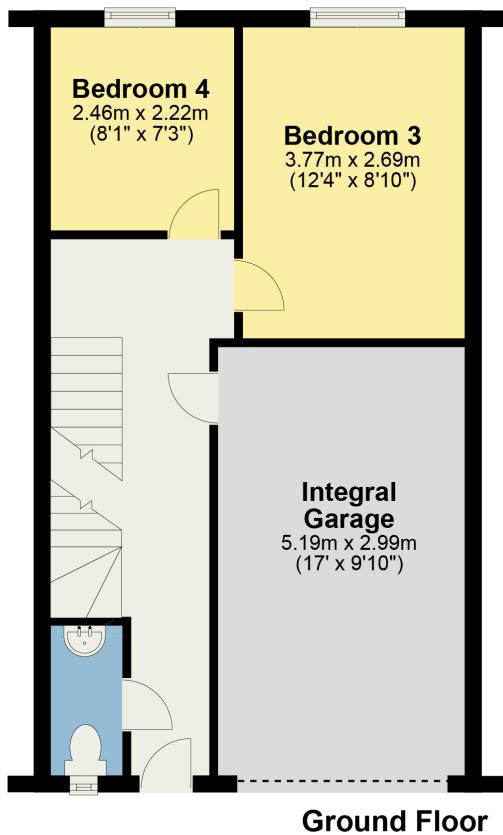
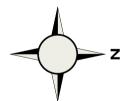


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Total area: approx. 161.5 sq. metres (1737.9 sq. feet)  
For illustrative purposes only. Not to scale. REF: K6742

A thought from the owners..."A beautiful house in a wonderful place; this is an ideal home for all the family!"

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