



## Kendal

£350,000

217 Windermere Road, Kendal, Cumbria, LA9 5EY

An impressive and much improved traditional semi-detached house that with the vendors imagination and care, now offers a stylish comfortable home with a contemporary twist. This spacious family home provides three bedrooms, a large modern bathroom at first floor and is balanced well with the ground floor living space which offers a living room, excellent open plan dining kitchen and a useful cellar space that offers ample storage/utility space and scope to incorporate into further living space if required.

Standing in an elevated position on the fringe of the town in a location which offers spectacular views across to the distant Howgill fells. There is an attached garage and a level driveway providing off road parking for several vehicles and good sized tiered gardens to the rear which enjoy the wonderful outlooks. Located on a regular bus route and Kendal bypass which connects to Junction 36 of the M6 only a short drive away and the Lakes, with Windermere approximately 8 miles away. This smart home is ready to move into and enjoy - an early appointment to view is highly recommended.

### Quick Overview

- Traditional semi-detached property
- Recently renovated
- Living room, dining kitchen & large cellar
- Three bedrooms & bathroom
- Attached garage
- Off road parking
- UPVC double glazing
- Gas central heating
- Picturesque views to the fells
- Ultrafast broadband speed up to 1000MBPS



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1000  
MBPS



Parking for  
several vehicles

Property Reference: K6771



Entrance Hall



Entrance Hall



Dining Area



Kitchen Diner

**Location:** Leaving Kendal on the Windermere Road to the North of the town centre, follow the road up towards Plumgarths roundabout and before reaching the end of the 30mph signs, number 217 can be found on your right hand side.

**Property Overview:** Discover the perfect family home in this stunning three-bedroom semi-detached property, which has recently been renovated by the current owner to a particularly high standard. The property benefits from gas central heating, oak style doors, UPVC double glazing, easy to manage rear gardens, attached garage and large cellar.

Tastefully decorated, the well-balanced accommodation enjoys a recently installed dining kitchen, attractive living room with woodburning stove, three good bedrooms with quality built in wardrobes and contemporary three piece bathroom suite.

A warm welcome awaits those who step through the front door into the entrance hall which is naturally light and the eye will be drawn to the replacement, modern oak and glass staircase.

Through into the warm and welcoming living room with box bay window to front, the focal point of the room is the cast iron wood burning stove with timber mantle and attractive tiled hearth and two matching alcoves.

Into the dining kitchen with two UPVC double glazed windows with stunning views over the distant fells. The kitchen is fitted with wall and base units with complementary work surfaces with inset stainless sink with half and drainer. A range of integrated kitchen appliances include; double oven with four ring gas hob with extractor, fridge freezer and dishwasher. The adjoining dining space has attractive solid wood flooring and modern wood effect gas fire.

Back into the hallway you will find a door leading into the attached garage and door with a staircase leading down to the lower ground floor where you find the large cellar. The cellar has aspect to the rear, with power and light and is a great space for storage and utility area. This offers scope to convert further to incorporate into further living space. There is a wall mounted Valliant boiler, WC and a door leading to the rear garden.

Up onto the first floor you will find the three bedrooms and the bathroom.

Bedroom one and three have an aspect to the front. Bedroom one is a good-sized double bedroom and has a fitted wardrobe with sliding mirrored doors and useful storage cupboard. Bedroom two enjoys a stunning rear aspect with those views over to the distant fells and again has a fitted wardrobe with sliding mirrored doors and useful



Kitchen



Dining Area



Kitchen Diner



Living Room



Living Room



Bedroom One

storage cupboard. Bedroom three has a front aspect.

To complete the picture is the house bathroom which comprises; a three piece Burlington suite with a panelled bath with rain head chrome shower and separate hand held shower, WC and wash hand basin. With the luxury of underfloor heating, heated towel rail, part tiled walls and useful storage cupboard.

Accommodation with approximate dimensions:

Ground Floor

Entrance Hall

Living Room

11' 7" x 11' 5" (3.54m x 3.48m)

Dining Kitchen

18' 2" x 11' 4" (5.54m x 3.46 m max)

Lower Ground Floor

Cellar Workshop

11' 3" x 10' 5" (3.43m x 3.18m)

Utility

18' 0" x 11' 3" (5.50m max x 3.43m)

First Floor Landing

Bedroom One

13' 8" x 9' 3" (4.19m x 2.83m)

Bedroom Two

12' 0" x 9' 1" (3.66m x 2.78m)

Bedroom Three

8' 5" x 7' 5" (2.59m x 2.27m)

Bathroom

8' 0" x 7' 5" (2.44m x 2.27m)



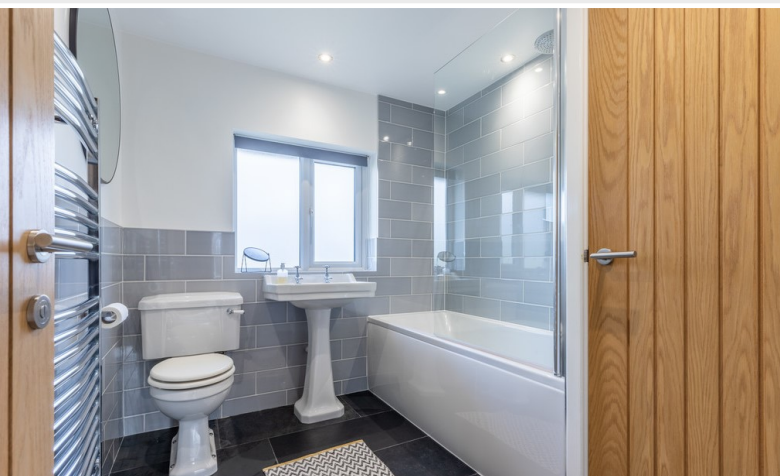
Bedroom One



Bedroom Two



View



House Bathroom



Rear Garden

**Outside:** The property has the benefit of a level driveway that provides off road parking. There is an easy to manage garden to the front and to the rear you will find a three tiered garden with established flower beds, gravel path to the bottom of the garden and steps that lead to the gate to the driveway.

**Attached Integral Garage**

17' 10" x 12' 10" (5.45m x 3.93m) with up and over door. Window with an aspect to the rear and power and light.

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

**Tenure:** Freehold

**Council Tax:** Westmorland and 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

## Meet the Team

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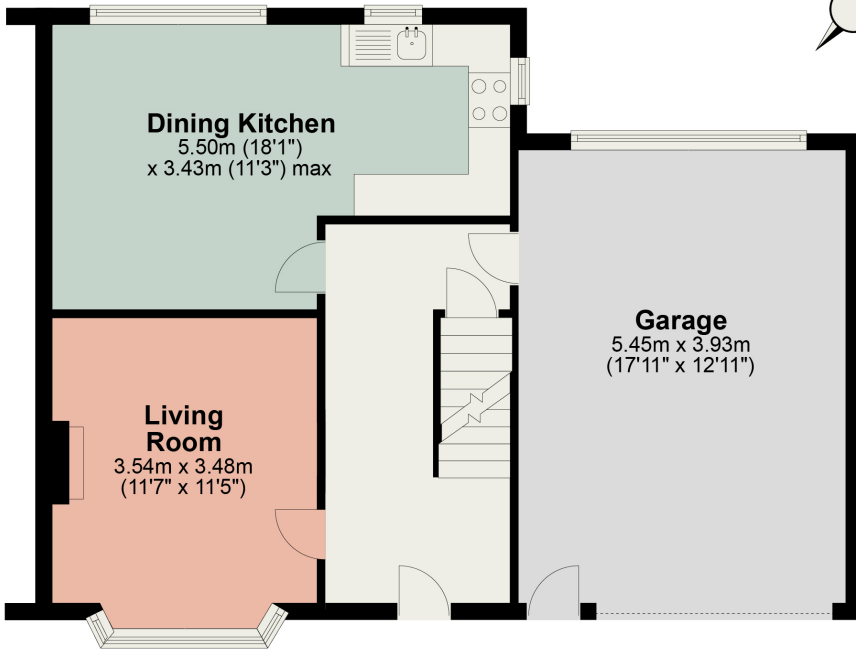
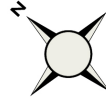
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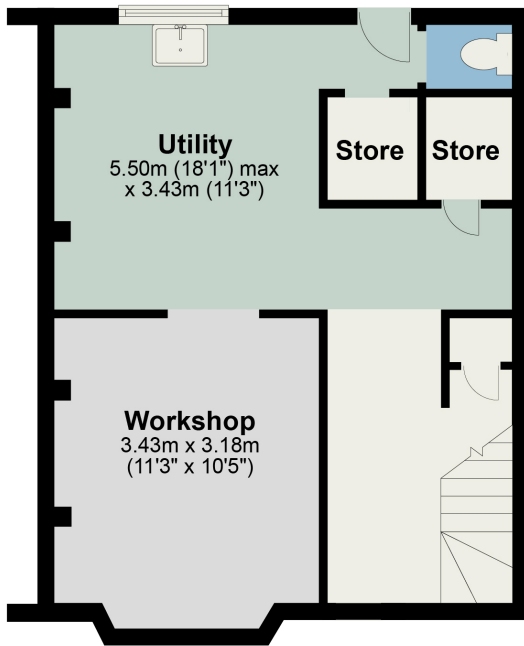
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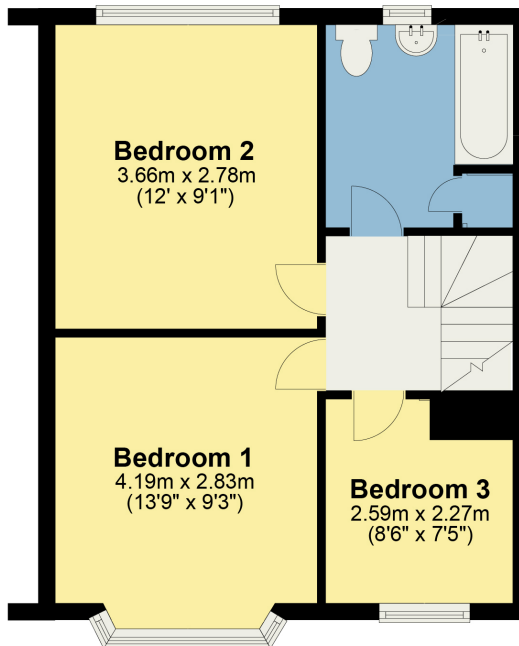
## First Floor



## Lower Ground Floor



## Second Floor



This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF: K6771

A thought from the owners... "The views are amazing in every season".

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