



# Kendal

£275,000

9 Castle Oval, Kendal, Cumbria, LA9 7BD

9 Castle Oval is an inviting stone and slate end-of-terrace home. The ground floor living is easy-to-manage and comprises of; an entrance hall, a living room, a fitted kitchen, and a rear porch complemented by a downstairs cloakroom. Upstairs features three bedrooms, two of which are double rooms, and a family bathroom.

Nestled on the fringe of the popular Castle estate in Kendal, the property offers easy access to all of Kendal's local amenities and great connections to the M6 and Kendal or Oxenholme train station. The property enjoys beautiful views towards Benson Knott to the front, while the rear unveils a delightful garden with a large lawn, raised beds and a timber shed. A early viewing is strongly recommended!

## Quick Overview

- Stone & slate end of terrace home
- Living room & fitted kitchen
- Useful under stairs cupboard & cloakroom
- Three bedrooms
- Three piece suite bathroom
- Views to the front towards Benson Knott
- Rear garden with lawn
- On-street parking available
- Viewing highly recommended
- Fibrus & Openreach broadband available in the area



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Fibrus & Openreach



On-street parking available

Property Reference: K6779





Living Room



Kitchen



Bathroom



Owners photo of the garden in Summer

**Location:** Kendal is known as the Gateway to the Lakes and is located easily reached from Junction 36 and 37 of the M6 motorway. Kendal train station links to Windermere Station and Oxenholme station from where you can be in London in under 3 hours.

The Castle estate has always proved a popular area for families due to its close proximity to both primary and secondary schools. Doctors surgeries, Kendal leisure centre and ASDA supermarket are only a short distance and the town centre can be reached on foot. There is a bus stop 20 or so yards from the house which runs regularly.

The property can be found by way of Parkside Road, proceeding past Netherfield cricket club and take the second turning left into Castle Grove, follow the along taking the third turning right onto Castle Oval, number 9 is then on your right.

**Property Overview:** Upon entering the entrance hall, there is space for hanging everyday coats and a staircase ascending to the first floor. On your right, the living room features an electric fire, a picture window offering scenic views across to Benson Knott, and a under stairs cupboard.

Through into the kitchen, you will find a range of wall, base, and drawer units with complementary working surfaces and an inset stainless steel sink with a drainer. The kitchen is equipped with a range of kitchen appliances, including a built-in oven and a 4-ring gas hob with a stainless steel cooker hood. Additionally, there's plumbing available for a washing machine, and a designated space for a standing fridge freezer within a recess. The kitchen enjoys a delightful aspect overlooking the rear garden. Adjacent to the kitchen, the rear porch has a door leading to the garden and a practical cloakroom with a W.C.

Upon reaching the landing upstairs you have access to the loft through via a hatch with a fitted pull down ladder. The upper level hosts three bedrooms, with the first two being generously-sized doubles. Bedroom one offers a pleasant view over the rear garden, while bedroom two enjoys scenic views towards Benson Knott. The third bedroom, a well-proportioned single, also offers a charming view of the rear garden.

Completing the picture, the bathroom comprises a three-piece suite in white. This includes a panel bath, a pedestal wash hand basin, and a W.C.



Accommodation with approximate dimensions:

Ground Floor:

Entrance Hall

Living Room

13' 1" x 12' 6" (3.99m x 3.81m)

Fitted Kitchen

14' 5" x 4' 8" (4.39m x 1.42m)

Rear Porch

Cloakroom

First Floor:

Landing

Bedroom One

11' 5" x 9' 3" (3.48m x 2.82m)

Bedroom Two

11' 0" x 9' 3" (3.35m x 2.82m)

Bedroom Three

8' 5" x 8' 0" (2.57m x 2.44m)

Bathroom

**Outside:** The property benefits from gardens on the side and rear, adorned with well-established hedgerows. A gated path leads from the front to the rear, providing easy access. The rear garden, featuring a few steps leading to planted sections, offers a spacious lawn - a perfect spot to relax and savor the outdoors during the summer months.

**Tenure:** Freehold.

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

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

**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:** ///tricks.still.next



Bedroom One



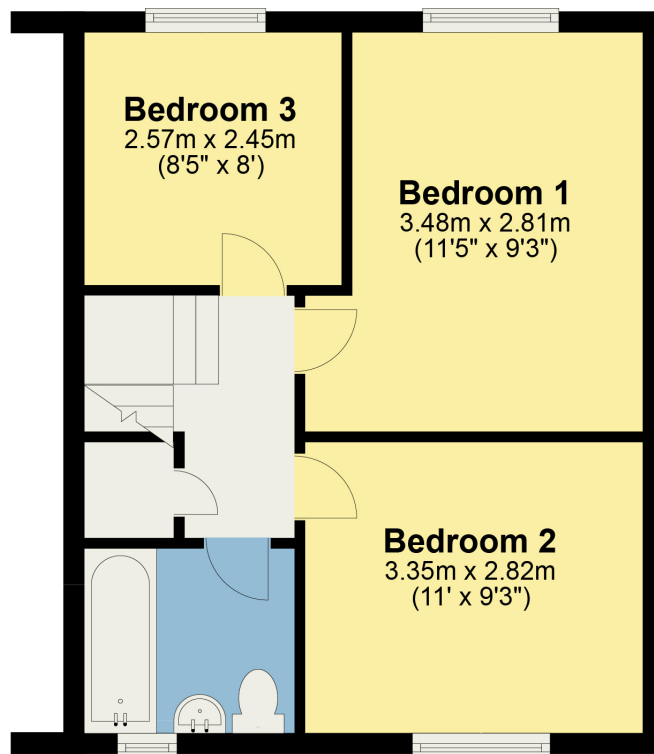
Bedroom Two



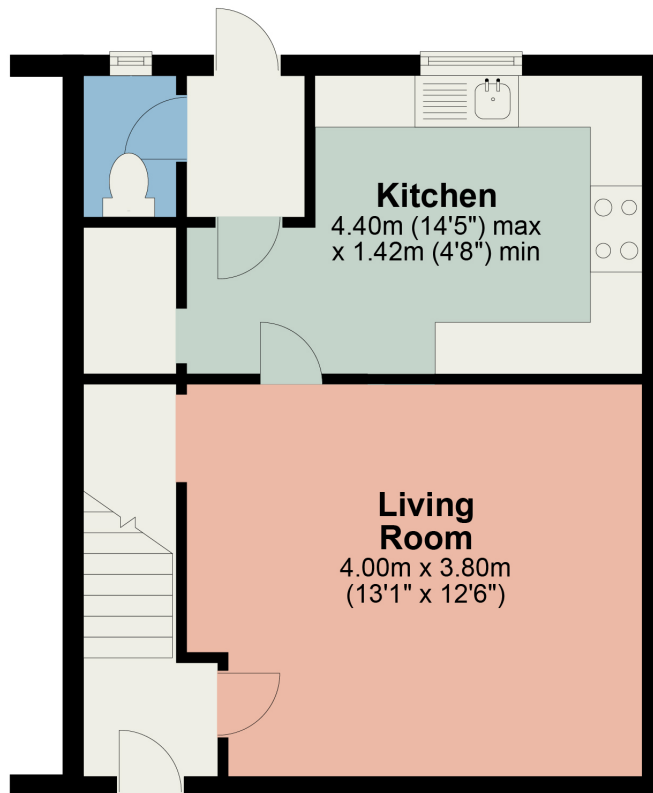
Bedroom Three



Rear Garden



**First Floor**



**Ground 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: K6779

A thought from the owners..."This is a home with wonderful outside space, peace and quiet with all the convenience of schools, shops within pleasant walking distance and of course walks over Kendal Castle !"

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