



Kendal

£295,000

18 Hawthorn Gardens, Kendal, Cumbria, LA9 6FG

18 Hawthorn Gardens is a well-presented, contemporary semi-detached house that has been tastefully decorated by the current owners and is now ready for new owner to move in and enjoy. The accommodation offers an easy to manage layout with a welcoming entrance hall, a pleasant living room seamlessly flowing into the fitted and equipped kitchen with dining space and French patio doors to the garden. Upstairs you will find two good-sized double bedrooms and two modern shower rooms, one of which serves as an en-suite to the main bedroom.

To complete the picture is an attached garage and level driveway together with gas central heating and UPVC double glazing and a rear Lakeland inspired garden. With no-upward chain, an early appointment to view is highly recommended.

Quick Overview

- Modern semi-detached home
- Tastefully decorated to a high-standard
- Pleasant living room
- Contemporary dining kitchen
- Neve kitchen appliances
- Enclosed Lakeland inspired rear garden
- Attached garage with off-road parking
- No upward chain
- An early viewing is highly recommended
- Fibrus & Openreach available



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Fibrus & Openreach



Attached garage with off-road parking

Property Reference: K6782



Entrance Hall



Living Room



Living Room



Dining Kitchen

Location: Situated on the popular development of Briery Meadows, the house can be found by leaving Kendal on the Burneside Road, proceed under the railway bridge and take the turning left into Briarigg. Follow the road down and take the first left by the green and then left again into Hawthorn Gardens, number 18 can then be found on your right hand side near the head of this quiet cul-de-sac.

Property Overview: Step into the welcoming entrance hall offering ample space for coats and shows. A staircase leads to the first floor landing. On your right, you will discover the living room.

Bask in the natural light of the living room, with a window overlooking the front garden. Convenient storage is provided by the useful understairs cupboard. The living room seamlessly transitions to the modern dining kitchen, featuring attractive Navy Blue wall, base, and drawer units, a breakfast bar, and complementary worktops with an inset stainless steel sink. Modern kitchen appliances include a dishwasher, built-in oven, induction hob, and fridge freezer. With ample space for a dining table and chairs, the area opens up through French doors to the inviting rear garden.

Ascend to the first-floor landing, where you'll find an over stairs cupboard with wooden shelving and a convenient hatch providing access to the loft space.

To the front of the property you will discover the first bedroom, a generously sized double room boasting a modern en-suite shower room. The en-suite features a contemporary three-piece suite, including a walk-in shower with a rainfall head, a vanity sink unit, and a W.C., complemented by modern tiled walls and flooring.

Bedroom two is another good-size double room with a pleasant outlook over the landscaped rear garden.

Completing the picture is the modern family shower room, featuring a double walk-in shower with a



Dining Kitchen



Dining Kitchen



Landing

rainfall head, a vanity sink unit, and a W.C. There is a chrome vertical towel rail. The aesthetic is completed with attractive tiled walls and flooring.

Accommodation with approximate dimensions:

Ground Floor

Entrance Hall

Living Room

13' 6" x 12' 8" (4.11m x 3.86m)

Dining Kitchen

15' 9" x 10' 4" (4.8m x 3.15m)

First Floor:

Landing

Bedroom One

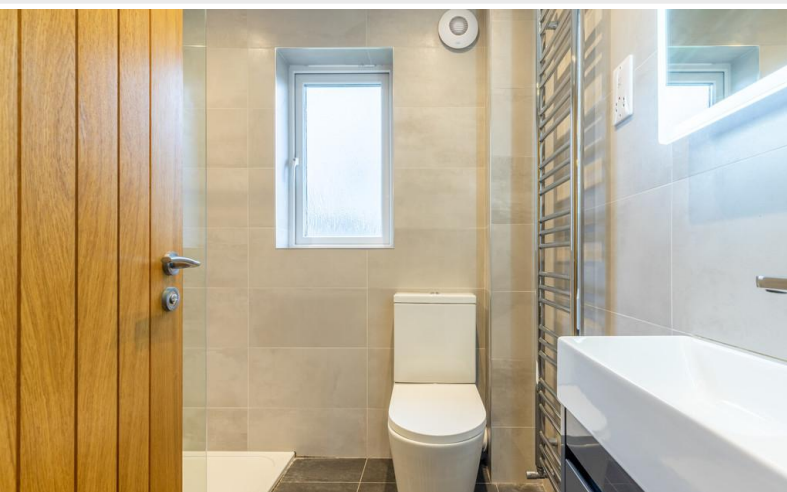
15' 9" x 8' 10" (4.8m x 2.69m)

En-suite Shower Room

Bedroom Two

10' 11" x 9' 5" (3.33m x 2.87m)

Shower Room



Shower Room

Outside:

Attached Garage 18' 6" x 9' 1" (5.64m x 2.77m)

With an up-and-over door, equipped with power and light. Inside, you'll find a wall-mounted boiler and water tank. The front of the garage features a block-paved driveway, offering convenient and level off-road parking.



Bedroom Two

The well-tended gardens present an inviting front, with a combination of paving and lawn complemented by planted flower borders. Moving to the rear, you'll discover an enclosed Lakeland-inspired garden featuring composite decking, a pond, lawn, and flourishing beds and borders. This secure space is especially suitable for children and pets.



En-Suite Shower Room

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



Bedroom One



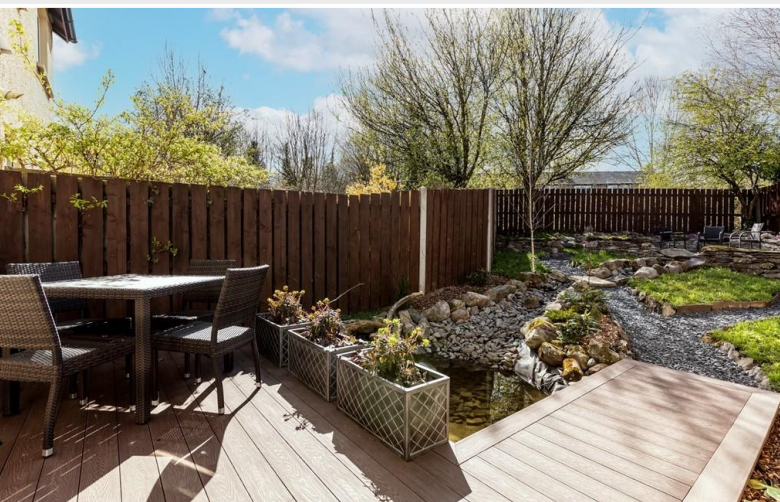
Bedroom One



Vendors photo of Lakeland inspired garden



Vendors photo of Lakeland inspired garden



Vendors photo of Lakeland inspired garden

Tenure: Freehold.

Council Tax: Westmorland and Furness Council - Band to be assessed

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: [///affords.landmark.vintages](https://www.what3words.com/affords.landmark.vintages)

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Call **01539 729711** or request online.



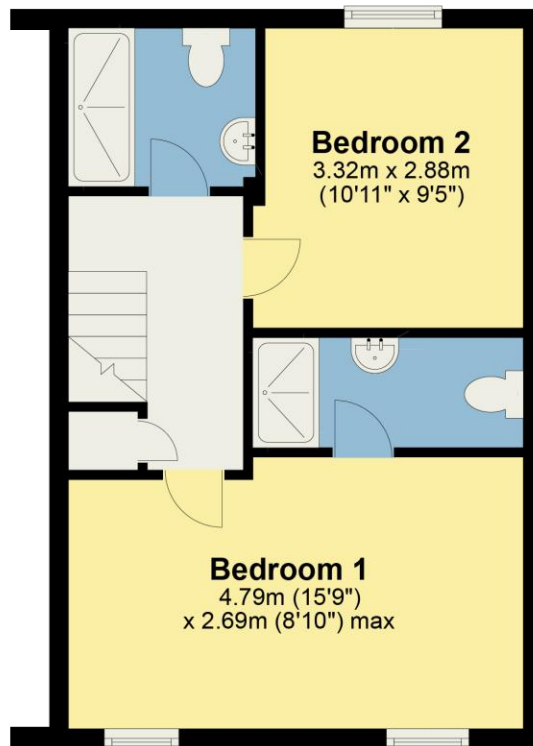
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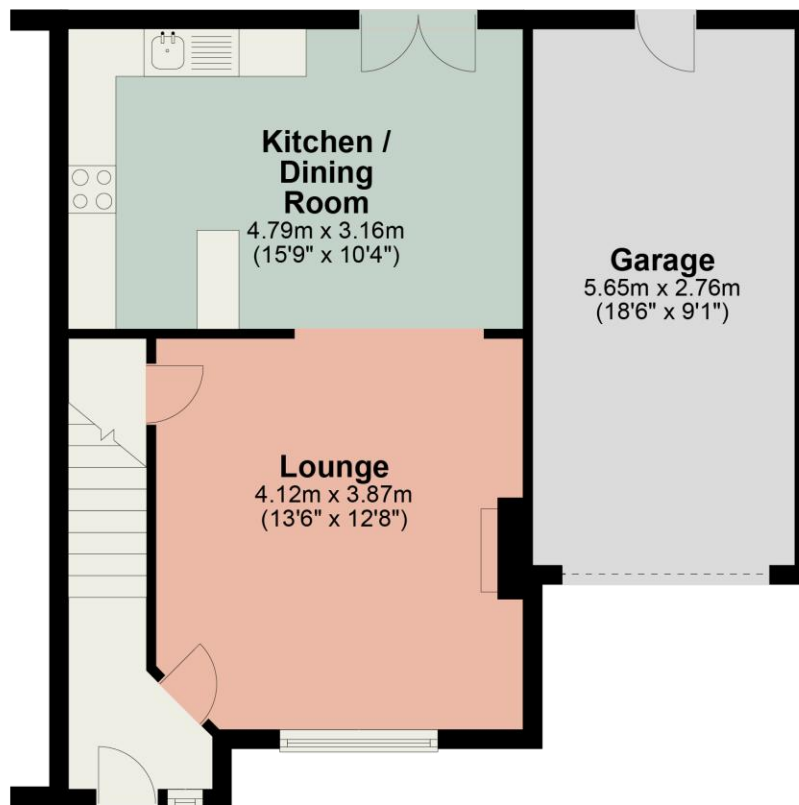
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First Floor



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: K6782

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