



# Kendal

£320,000

29 Castle Drive, Kendal, Cumbria, LA9 7BJ

Perfectly located within the sought-after Castle Estate, this three bedroom semi-detached property offers a delightful family home with beautiful views of the nearby castle to the rear and Benson Knott to the front. The ground floor features a spacious living room with a multi fuel stove, complemented by an open-plan kitchen, dining, and family room and finally, a useful downstairs cloakroom. Ascending upstairs, you'll find three bedrooms and a modern three-piece family bathroom.

Outside, there are low-maintenance gardens and off-road parking to the front, while the rear unveils a south-west facing patio and lawn garden with a timber shed – this immaculate family home really should be on your to view list and an early viewing is highly recommended!

## Quick Overview

Traditional stone & slate semi-detached family home

Living room with multi-fuel stove

Large open-plan kitchen, dining & family room

Downstairs cloakroom

Three bedrooms

Modern family bathroom

South-west facing garden

Stunning views of the Castle & Benson Knott

Front garden & gated off-road parking

Early viewing recommended!



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BT Openreach points or Fibres\*



Gated off-road parking

Property Reference: K6800





Living Room



Living Room



Open-plan kitchen, dining & family room



Open-plan kitchen, dining & family room

**Location:** Located on the popular Castle estate, Castle Drive can be found by leaving Kendal on the Aynam Road and taking the left turning into Parkside Road. Follow the road up past Netherfield cricket club and take the first turning left into Castle Drive number 29 can then be found on your left a short way down.

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.

**Property Overview:** This traditional stone and slate semi-detached family home is situated on the fringe of the popular Castle estate with local amenities located nearby and within walking distance to Kendal town centre. UPVC double glazing throughout & gas central heating via combi boiler.

Upon entering the entrance hall, there is space for hanging everyday coats and a staircase rising to the first floor. On your right, the living room features a cosy multi-fuel stove with a slate hearth and wooden surround, a bay window offering scenic views across to Benson Knott.

Moving towards the rear, the kitchen is equipped with an array of soft closing, wall, base, and drawer units, all complemented by sleek dark granite worktops and a breakfast bar with an undermount sink. The kitchen also includes; a built-in oven, grill and combination microwave, an electric hob with an extractor fan over, and an integrated dishwasher. Ample space is provided for a fridge and freezer. Illuminating the dining area is a double-glazed window and two Velux windows, and the kitchen connects seamlessly to the rear porch through a doorway, downstairs cloakroom and understairs storage. The dining space offers generous space for a dining table and chairs, enhanced by a double-glazed window and double patio doors providing access to the rear garden.

Upon reaching the landing, flooded with natural light from a window, there is access to the loft through via a hatch. Here you will find three generously sized bedrooms, with the first two being generously-sized doubles.

Bedroom one offers a scenic view towards Benson Knott via a large picture window.

Bedrooms two and three both have pleasant views overlooking the rear garden.





Open-plan kitchen, dining & family room



Open-plan kitchen, dining & family room





Bedroom One



Bedroom Two



Bedroom Three



Bathroom

To complete the picture, the contemporary bathroom suite features a double-ended bath with a overhead shower and a glass screen, alongside a vanity sink equipped with storage drawers and a W.C. A chrome ladder radiator, and two stylish display alcoves illuminated by coloured lighting.

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Accommodation with approximate dimensions:

Ground Floor:

Entrance Hall

Living Room

16' 7" x 15' 3" (5.05m x 4.65m)

Open Plan Kitchen, Dining & Family Room

16' 8" x 13' 9" (5.08m x 4.19m)

Dining Area

21' 8" x 8' 8" (6.6m x 2.64m)

Downstairs Cloakroom

First Floor:

Landing

Bedroom One

11' 7" x 9' 8" (3.53m x 2.95m)

Bedroom Two

11' 3" x 8' 0" (3.43m x 2.44m)

Bedroom Three

11' 4" x 7' 2" (3.45m x 2.18m)

Modern Family Bathroom





Rear Garden



View of Kendal Castle





Rear Garden



Rear Garden



View of the Rear Garden

**Outside:** To the front of the property, a gated entrance with a path leads to the front door, accompanied by a low-maintenance garden featuring a raised flower bed. Double gates provide access to the off-road parking for one vehicle.

On the side, a covered access includes a wood store and leads to the rear garden through a gate.

Lastly, the rear outdoor space boasts a paved patio and a lawn surrounded by well-established planted borders, apple trees, a cherry tree, and mature shrubs. Completing the ensemble is a timber garden shed and gated entry to a public pathway.

**Tenure:** Freehold.

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

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

**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.



## 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.

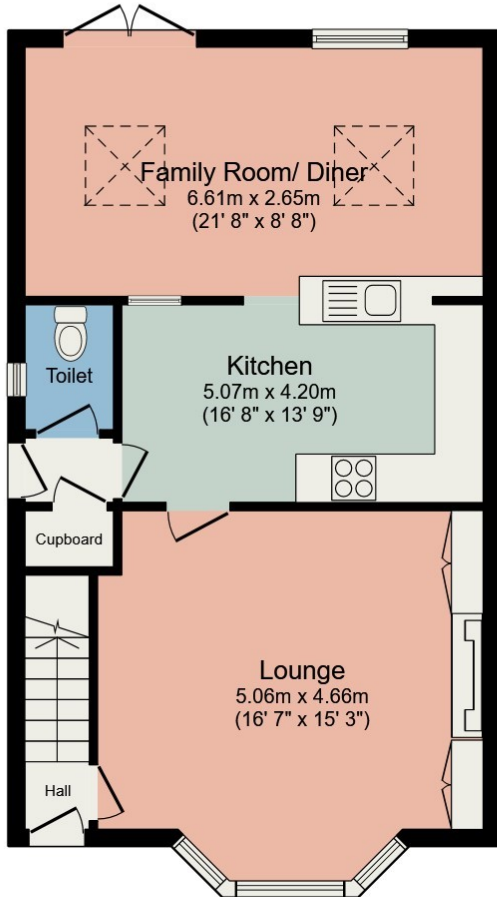


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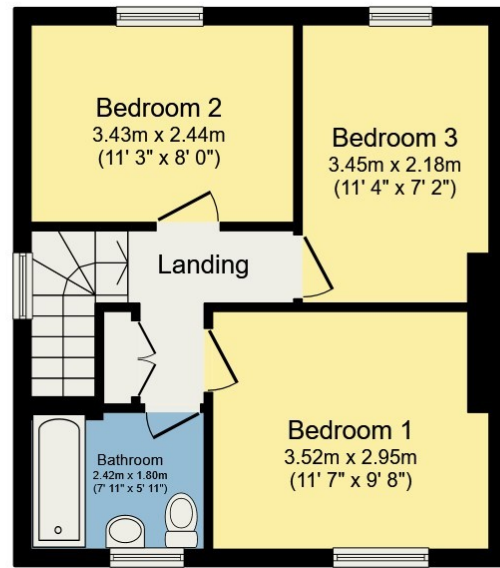


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**Ground Floor**



**First Floor**

**Total floor area 93.2 m<sup>2</sup> (1,004 sq.ft.) approx**

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.

A thought from the owners.....'some lovely walks around the Castle, you can see the house from the top'

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. \*Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 07/03/2024.