



Kendal

£315,000

28 Castle Grove, Kendal, Cumbria, LA9 7AY

The well presented traditional double fronted terraced property is situated on the fringe of the popular Castle estate, overlooking a green to the front, and with views across to Kendal castle at the rear. With private off road parking and a well tended west facing rear garden that enjoys the afternoon and evening sun.

The property boasts a delightful dining kitchen, through living room and upstairs has a spacious landing along with three good bedrooms and an attractive bathroom. This immaculate family home really should be on your to view list.

Quick Overview

- Traditional stone and slate mid terraced house
- Immaculately presented
- Excellent fitted dining kitchen and through living room
- Three good bedrooms
- Attractive bathroom
- Off road parking
- Well tended gardens
- Convenient location
- Benefit of gas central heating & UPVC double glazing
- Openreach & Fibribus available in the area



3



1



1



D



Openreach &
Fibribus



Off-road
parking

Property Reference: K6808



Dining Kitchen



Dining Kitchen



Living Room



Living Room

Location: The property can be found by way of Parkside Road, proceeding past Netherfield Cricket Ground and taking the second left onto Castle Grove follow the road round and number 28 Castle Grove is then on your left hand side just over the brow of the hill opposite a small green.

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 yards from the house which runs regularly.

Property Overview: This mid terrace property is immaculately presented throughout, from the tasteful decoration and attractive oak doors, to the well fitted kitchen and modern bathroom, this really is a home ready for a new family to move into and enjoy.

Upon entering through the front door, you will find yourself in a warm and inviting dining kitchen adorned with appealing wood-effect flooring. The space features an open oak staircase leading to the first floor, with windows offering views of both the front and rear gardens. The kitchen is fitted with an attractive range of wall and base units including glazed display cabinets and a useful pantry cupboard, complementary working surfaces and co-ordinating part tiled walls. There is a built in double oven and five ring gas hob, along with plumbing for washing machine and alcove for fridge freezer. A part glazed door opens into the double glazed sun porch that leads out to the rear garden.

Through attractive oak glazed double doors, you enter into the light-filled through living room, boasting windows at both the front and rear. The room features an appealing timber fireplace with a granite inset and hearth, complemented by a living flame gas fire. An original fitted cupboard with shelving and glazed leaded doors adds character to the space.

Proceeding to the first floor, the landing impresses with its spacious and bright ambiance, enhanced by a high-level window overlooking Castle Hill. The landing provides access to a useful loft space, and a deep over-stairs cupboard houses a Vaillant gas boiler.



Living Room



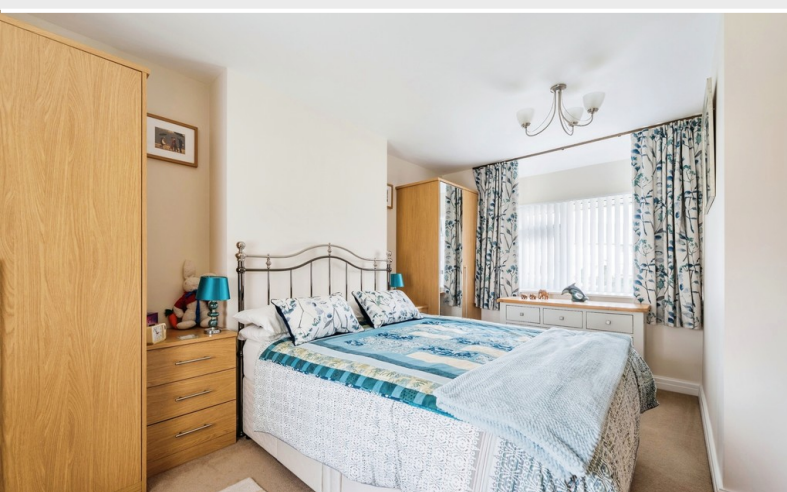
Dining Kitchen



Bedroom Three



Bedroom Two



Bedroom One



Bedroom One

Bedroom one enjoys a dual aspect with views to both the front and rear, adorned with an attractive range of bedroom furniture, including fitted wardrobes and matching bedside drawers. A second double bedroom to the front offers a pleasant view of the green, while the single third bedroom overlooks the garden at the rear.

The bathroom is attractively tiled with a window and extractor fan. A three piece suite in white comprises; a panel bath with shower over, a vanity unit with wash hand basin and a WC. A radiator heats the room.

Accommodation with approximate dimensions:

Ground Floor

Fitted Dining Kitchen

15' 6" x 14' 6" (4.72m x 4.42m)

Living Room

15' 7" x 12' 1" (4.75m x 3.68m)

First Floor

Spacious Landing

Bedroom 1

15' 7" x 12' 1" (4.75m x 3.68m)

Bedroom 2 (front)

13' 11" x 8' 2" (4.24m x 2.49m)

Bedroom 3 (rear)

10' 0" x 7' 0" (3.05m x 2.13m)

Bathroom



Bathroom



Rear Garden



Rear Garden



Rear Garden



Front Garden

Outside: The property benefits from well tended gardens to the front and rear. The front with twin lawns and a central gated driveway providing off road parking. Side access leads round to a private and secure garden with stone walling and mature laurel hedging. A paved patio provides space to sit and enjoy the afternoon and evening sun and a lawn for children to play.

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

Council Tax: Westmorland and Furness Council - Band C

Tenure: Freehold

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: ///pram.party.wake

Meet the Team

Keira Evans

Branch Manager & Valuer

Tel: 01539 729711
Mobile: 07469 857687
keiraevans@hackney-leigh.co.uk



Hayley Wilson

Assistant Manager & Property Valuer

Tel: 01539 729711
kendalsales@hackney-leigh.co.uk



Ellie Graham

Sales Team

Tel: 01539 729711
kendalsales@hackney-leigh.co.uk



Shannon Hipwell-Dixon

Sales Team

Tel: 01539 729711
kendalsales@hackney-leigh.co.uk



Gail Reaney

Viewing Team

Tel: 01539 729711
kendalsales@hackney-leigh.co.uk



Maurice Williams

Viewing Team

Tel: 01539 729711
kendalsales@hackney-leigh.co.uk



Viewings available 7 days a week
including evenings with our
dedicated viewing team
Call **01539 729711** or request
online.



Need help with **conveyancing**? Call us on: **01539 792032**



Can we save you money on your **mortgage**? Call us on: **01539 792033**

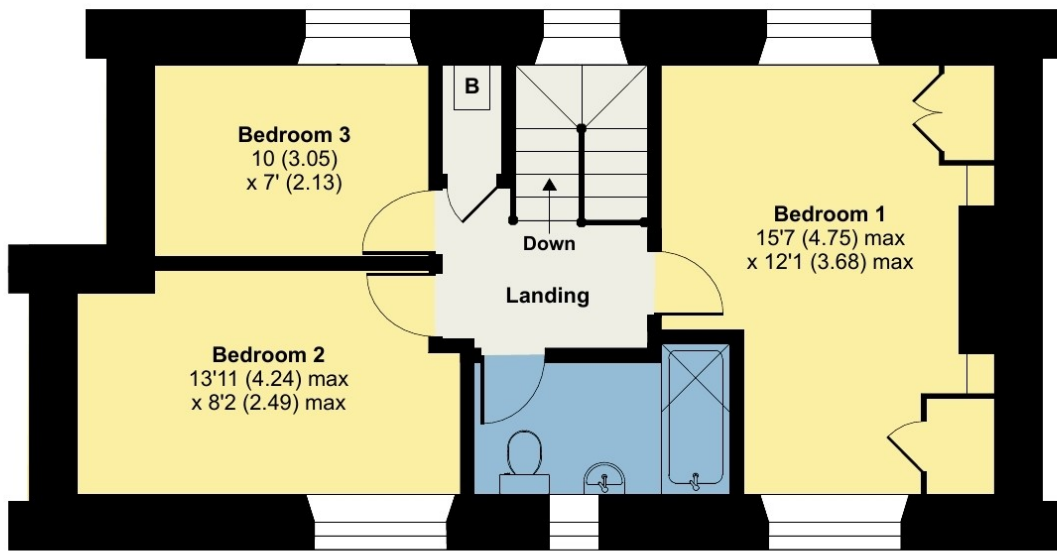
Hackney & Leigh Ltd 100 Stricklandgate, Kendal, Cumbria, LA9 4PU | Email: kendalsales@hackney-leigh.co.uk



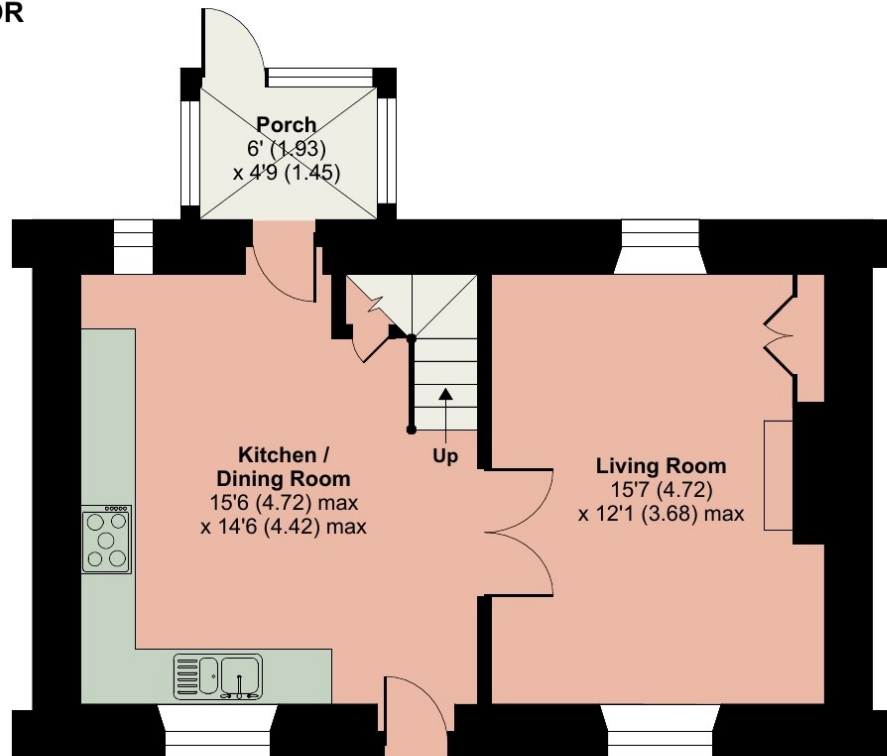
28 Castle Grove, Kendal, LA9

Approximate Area = 971 sq ft / 90.2 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2022. Produced for Hackney & Leigh. REF: 917411

Thoughts from the Owner: "This is a great location being near to the Castle and within a short walking distance to town. This is an ideal family home which benefits from plenty of space both inside and out"

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.gov.uk/en-gb/broadband-coverage> on 12/03/2024.

Request a Viewing Online or Call 01539 729711