



12 Back Lane, Kendal
£294,000



12 Back Lane

Kendal

A charming stone built semi-detached cottage that used to be two properties', which is located in a popular residential area situated within the market town of Kendal and conveniently placed for the supermarkets, Kendal railway station, Gooseholme green and being within easy reach of the M6 and the Lake District National Park.

Nestled in a beautiful historic part of Kendal, this sizeable (1,403 square ft) semi-detached cottage offers a blend of character and modern comforts. The property boasts double glazing throughout, ensuring a tranquil atmosphere while maximising energy efficiency. Upon entering the property, you will find yourself in the porch which has plenty of space for all your coats, shoes and even bikes to keep safe and secure, carrying on through into the entrance hall which feels warm and welcoming as soon as you enter. To the left is the modern kitchen which has many features such as engineered Oak flooring and many integrated appliances such as a double oven, gas hob, integrated fridge freezer, dishwasher and washing machine.

Heading back through to the entrance hall and stepping into the charming sitting room which is perfect for relaxing in and entertaining guests with the added benefit of a multi fuel stove which keeps you warm all year round. From here you can find the both the dining room and conservatory which are great places to spend time as a family and entertain visitors with the conservatory offering beautiful garden views.

Upstairs, there are three generously proportioned double bedrooms, ideal for a growing family or hosting guests. The light and airy family bathroom completes the interior, providing a sanctuary for relaxation after a long day which comprises a W.C, wash hand basin and corner bath with a shower over.

Outside, the easily maintained south facing gardens offer a peaceful retreat, with a gravelled area surrounding the conservatory providing ample space for garden furniture. Well-tended shrubs, plants, and flower beds add a splash of colour to the garden, creating a vibrant outdoor space. Additionally, the property benefits from driveway parking, ensuring convenience for residents and guests alike.

- Charming semi-detached cottage
- Double glazing and gas central heating
- Cosy sitting room with multi fuel stove
- No upper chain
- Modern kitchen by Atlantis with Bosch appliances
- Conservatory with garden views
- Three double bedrooms
- Light and airy family bathroom
- Driveway parking
- Easily maintained, south facing gardens

EPC RATING D

SERVICES

Mains electric, mains gas, mains water, mains drainage.

COUNCIL TAX: BAND B

TENURE: FREEHOLD

DIRECTIONS

From Kendal town centre take the A6 Sandes Avenue and cross the river passing Kendal Museum on the right. At the mini roundabout turn right into Wildman Street and the turn left on to Castle Street. Pass the church and the turn for Castle Crescent on the right. Back lane is the next right turn, with number 12 being on the left.

WHAT3WORDS: puddles.owls.crazy





GROUND FLOOR

PORCH

14' 1" x 4' 0" (4.28m x 1.21m)

ENTRANCE HALL

10' 2" x 6' 0" (3.09m x 1.82m)

SITTING ROOM

14' 6" x 11' 11" (4.41m x 3.64m)

KITCHEN

12' 0" x 11' 2" (3.65m x 3.40m)

DINING ROOM

14' 0" x 7' 10" (4.26m x 2.40m)

CONSERVATORY

9' 9" x 8' 0" (2.98m x 2.43m)

FIRST FLOOR

LANDING

25' 1" x 6' 1" (7.64m x 1.86m)

BEDROOM

15' 9" x 9' 11" (4.80m x 3.02m)

BEDROOM

13' 2" x 8' 4" (4.01m x 2.55m)

BEDROOM

11' 2" x 10' 1" (3.40m x 3.08m)

BATHROOM

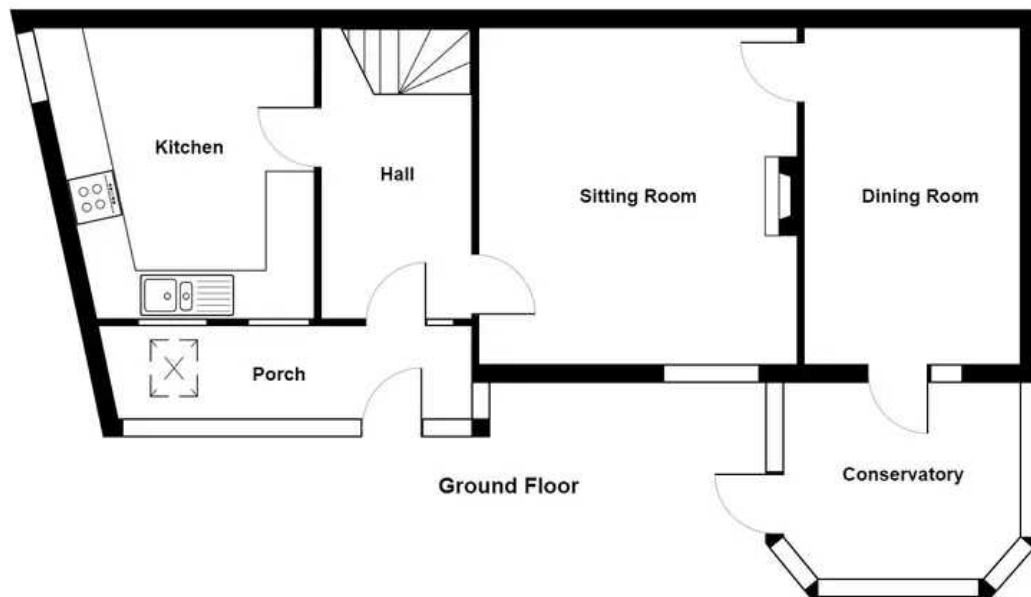
9' 10" x 6' 11" (3.00m x 2.10m)











First Floor

12 Back Lane, Kendal

Total Area: 111.1 m² ... 1195 ft²

For illustrative purposes only - not to scale. The position and size of features are approximate only.
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