



Kendal

£395,000

43 Laurel Gardens, Kendal, Cumbria, LA9 6FE

This impressive semi-detached property has been owned since new and offers a perfect blend of comfort and elegance. It is beautifully presented throughout and will appeal to a range of buyers, with a lovely aspect at the front, on this popular, sought after development. The spacious layout includes a welcoming living room, separate dining room, a fitted kitchen, utility room and a convenient cloakroom on the ground floor.

On the first floor, the property boasts four well-appointed good size bedrooms, one of which features an en-suite shower room, a house bathroom, ensuring ample space for family living. The exterior of the home is equally as impressive, featuring a low-maintenance attractive front garden full of plants and shrubs and a private rear garden where you can relax and entertain. Additionally, the property includes an allocated parking space and an integral garage, providing ample storage and parking options.

Quick Overview

- Deceptively spacious semi-detached property
- 2 reception rooms, fitted kitchen, utility & cloakroom
- Four bedrooms, en-suite shower room & family bathroom
- Impressive, fully-stocked gardens, front & rear
- Integral garage & off road parking & allocated space
- Double glazing throughout
- Gas central heating
- Tucked away location in cul de sac position with private shared drive
- Early viewing is highly recommended!
- Fibrus & Openreach available in the area



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Fibrus & Openreach available in the area



Garage & off road parking & allocated space

Property Reference: K6855



Living Room



Living Room



Dining Room



Utility Room

Location: Situated on the popular Briery Meadows development, Laurel Gardens can be found from Kendal town centre by taking the Windermere road and turning right into Burneside Road. Follow the road along under the railway bridge, taking the left turning onto the development. Carry along this road, bear right as the road forks into Laurel Gardens and then turn first left. Follow the road down to find number 43 is the second one on your right hand side fronting a small green area.

Property Overview: Stepping through the front door into this spacious four bedroom semi-detached family home, you will find well-balanced accommodation, set within a good sized plot. It is perfectly situated within level walking distance to the town centre, or just a short walk to the end of the estate you can use the convenient local regular town bus service. The development boasts easy access to schools, shops and the Kendal bypass, which is the 'doorstep' to the beautiful Lake District.

Entering through the front door into the entrance hall gives access to the living room, and stairs to the first floor.

The appealing through living room with the archway into the dining room enjoys a double open aspect to the front and rear gardens. The attractive Rothbury Cerastone fireplace with inset coal effect gas fire provides a warm focal point to the living area and there is a useful under stairs cloaks cupboard.

Double patio doors off the dining area lead out to the enclosed rear large paved patio area and garden.

Walk into the fitted kitchen which has a range of wall, base and drawer units, with complimentary work surfaces with inset stainless-steel sink, a half drainer and partially tiled walls.

Kitchen appliances include; a built-in oven, and a four-ring gas hob with concealed over-head cooker hood extractor. An integral fridge and a Bosch dishwasher. A double-glazed window overlooks a beautiful relaxing rear garden. And the kitchen door leads into a functional utility room which has wall units and plumbing for a washing machine. And there is also space under a shelf cover for another fridge and a tumble dryer. There is a wall-mounted Vaillant boiler and door leading into the cloakroom with WC and wash hand basin, and a door leading out into the garden.

Ascending to the first floor is a light and airy spacious landing with an airing cupboard, housing a hot water cylinder and shelving for linen.



Living Room



Fitted Kitchen



Bedroom Four



Bedroom Three



Bedroom Two



Bathroom

On this floor you will find a family bathroom and four bedrooms.

Bedroom one is a spacious master bedroom with fitted wardrobes and an ensuite shower room which has part tiled walls and Velux roof light and a three piece suite comprising a corner shower cubicle, vanity unit with wash hand basin and WC This bedroom boasts beautiful open views of the small green area out front.

Bedrooms two and three are both good size double rooms and have useful built in wardrobes.

Bedroom four is a single bedroom with useful over stairs cupboard and access to loft space and also enjoys beautiful open views.

To complete the picture is the family bathroom with part tiled walls, heated towel rail and double glazed window. A three piece suite which comprises: a panel bath, wash hand basin and a WC.

Accommodation with approximate dimensions:

Ground Floor:

Entrance Hall

Living Room

16' 0" x 12' 9" (4.90m x 3.89m)

Dining Room

11' 1" x 8' 9" (3.38m x 2.69m)

Kitchen

10' 11" x 6' 11" (3.35m x 2.11m)

Utility Room

First Floor

Landing

Bedroom One

18' 0" x 9' 10" (5.49m x 3.00m)

Bedroom One En-suite shower room

Bedroom Two

13' 10" x 9' 8" (4.22m x 2.97m)

Bedroom Three

13' 5" x 9' 6" (4.09m x 2.92m)

Bedroom Four

9' 3" x 6' 11" (2.84m x 2.11m)

Bathroom



Bedroom One



Rear Garden



Os map



Rear Garden



Summer House

Outside: To the front of the integral garage is parking for two vehicles along with an attractive, established low maintenance front garden. Into the enclosed rear garden there is a large patio area, a low maintenance lawn, a decorative gravel path leading up to the delightful summer house and extensive all year round colourful plants and borders. There is an outside water tap and a convenient easy access shared path leading to the front of the property.

Attached Garage 22' 6" x 9' 10" (6.86m x 3.00m) With up and over door. Water tap.

Tenure: Freehold

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

Council Tax: Westmorland and Furness Council - Band D

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: ///decay.picnic.cooking

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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Laurel Gardens, Kendal, LA9

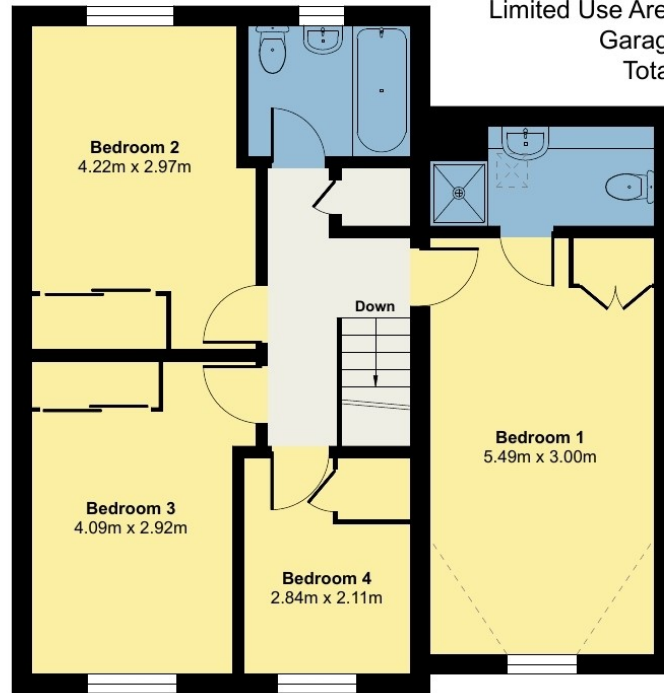
Approximate Area = 1209 sq ft / 112.3 sq m

Limited Use Area(s) = 17 sq ft / 1.5 sq m

Garage = 218 sq ft / 20.2 sq m

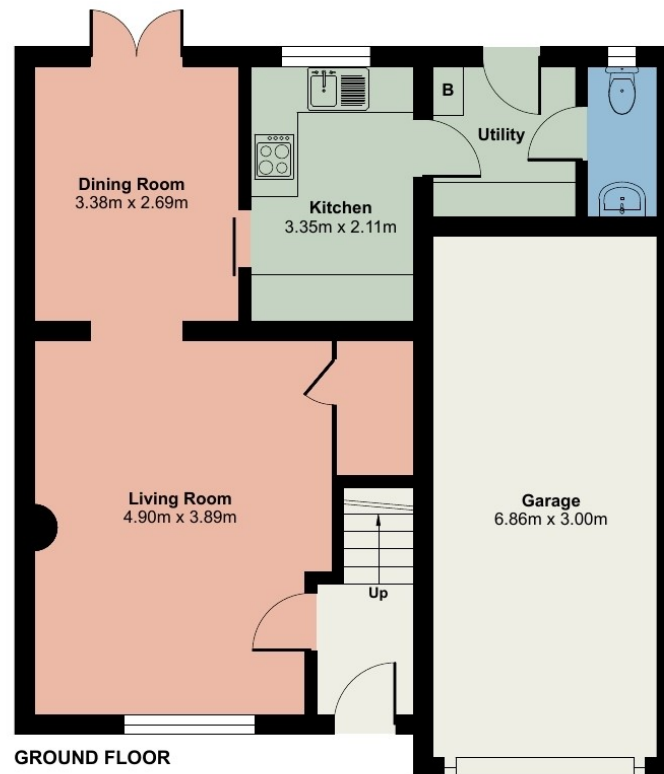
Total = 1444 sq ft / 134 sq m

For identification only - Not to scale



Denotes restricted head height

FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2024. Produced for Hackney & Leigh. REF: 1136939

A thought from the owners..."This is an exceptionally unique and beautiful 'cosy corner' of this development to live in with friendly neighbours and families who have lived here for many years. Early viewing is highly recommended!"

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