



Kendal

£215,000

16 Vicars Garth, Kendal, Cumbria, LA9 5NE

Located within a popular residential area on the outskirts of Kendal town centre, 16 Vicars Garth presents a well-proportioned semi-detached property which will appeal to a wide range of purchasers. The ground floor features an entrance hall, living room and a dining kitchen. Upstairs, you will find three good-sized bedrooms and the modern bathroom.

Outside, the property is complemented by a large lawn and patio garden, perfect for outdoor activities, entertaining, gardening, or simply unwinding. An early viewing of this home is strongly recommended to fully appreciate its many features.

Quick Overview

- Well-proportioned semi-detached home
- Lounge with attractive fireplace
- Dining kitchen with built-in appliances
- Three bedrooms
- Modern bathroom
- Well-maintained front and rear gardens
- Quiet cul-de-sac location
- On-street parking
- Double glazing & gas central heating
- Ultrafast broadband available



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Ultrafast
broadband
available



On-street
parking

Property Reference: K6854



Lounge



Dining Kitchen



Dining Kitchen



Modern Bathroom

Location: To reach 16 Vicars Garth, enter Kendal along Milnthorpe Road and continue through the traffic lights. Pass the college on your left and then take the second left onto Glebe Road. At the mini roundabout, turn left onto Anchorite Road, and then take the first left onto Vicars Garth. Number 16 will be on the right-hand side.

Property Overview: A well-proportioned three-bedroom semi-detached home located in a popular residential area on the outskirts of Kendal town centre. Featuring a large lawn and patio garden.

As you enter into the entrance hall, there is space to hang up everyday coats and store shoes. Stairs rise to the first floor.

The lounge enjoys a pleasant outlook over the front garden and includes an attractive fireplace with inset gas fire. There is an under stairs cupboard, ideal for storage of everyday appliances and includes the wall-mounted gas fired boiler.

At the rear, is the dining kitchen with a back door and window to the landscaped garden. Fitted with a range of wall, base and drawer units with complementary work surfaces and inset stainless steel sink with half bowl and drainer. Kitchen appliances include a Beko built-in oven, four ring gas hob and extractor hood above. There is space for a standing fridge freezer, slimline dishwasher and plumbing for a washing machine.

Upstairs, on the landing, you will find an over stairs cupboard and access to the fully boarded and insulated loft space via hatch. Window to the side.

Bedroom one and two are both double rooms with outlooks over the front and rear gardens. Bedroom three is a good-sized single room with again, an outlook of the rear garden.

Completing the picture is the modern bathroom. Fitted with a three piece suite comprising: a p-shaped bath with rainfall shower over, a vanity wash hand basin and W.C.

Accommodation with approximate dimensions:

Ground Floor:

Entrance Hall

Lounge

14' 6" x 13' 1" (4.42m x 3.99m)

Dining Kitchen

16' 4" x 7' 1" (4.98m x 2.16m)

First Floor:

Landing

Bedroom One

12' 2" x 8' 9" (3.71m x 2.69m)

Bedroom Two

9' 10" x 6' 7" (3.00m x 2.02m)

Bedroom Three

8' 11" x 7' 3" (2.72m x 2.21m)

Modern Bathroom

Outside: The property benefits from well-proportioned gardens both at the front and rear. The front garden features flagged steps with rockeries, plants, and shrubs, creating a charming approach.

The rear garden is a delightful, carefully maintained space with an extensive lawn bordered by a fence, plants, and shrubs. It also includes a paved area, perfect for entertaining friends and family.

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

Council Tax: Westmorland and Furness Council - Band B

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: ///serve.ranked.ears



Bedroom One



Bedroom Two



Bedroom Three

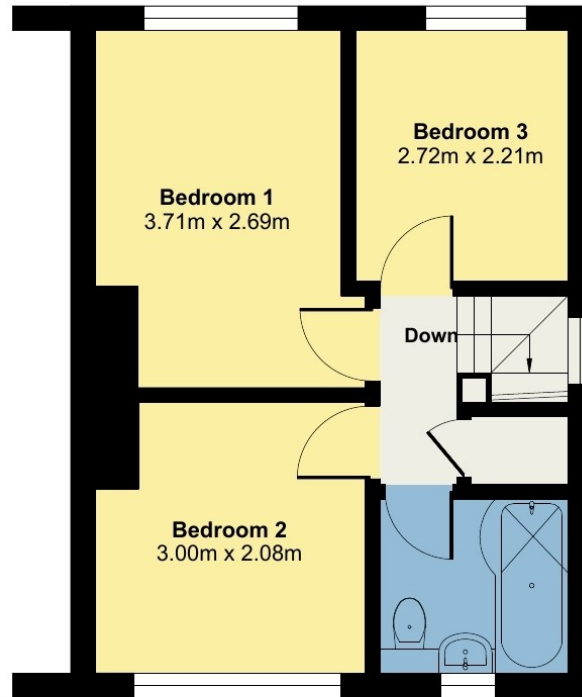


Rear Landscaped Garden

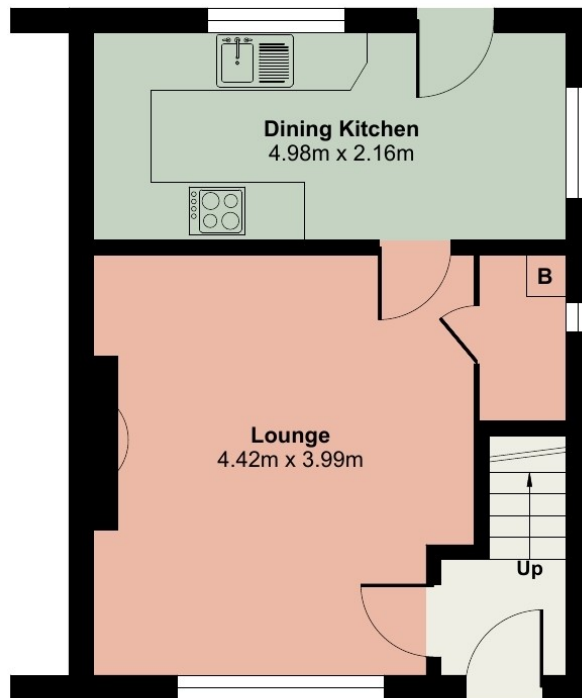
Vicars Garth, Kendal, LA9

Approximate Area = 724 sq ft / 67.2 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 2024. Produced for Hackney & Leigh. REF: 1136533

A thought from the owners..." A lovely light home on a quiet street, with fantastic outdoor space and picturesque views over Kendal."

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