



Kendal

£270,000

98 Castle Grove, Kendal, Cumbria, LA9 7BE

98 Castle Grove is a semi-detached home situated within the ever-popular Castle Estate, close to Kendal Castle, the local cricket club, and a handy convenience store. This bright and spacious home boasts a contemporary feel throughout, making it an ideal choice for first-time buyers, families, or as an investment. The accommodation features a welcoming living room and a dining kitchen on the ground floor. Upstairs, you will find three bedrooms and a modern bathroom suite.

The property includes off-road parking with the potential for an additional space, and a landscaped rear garden set over two levels. The garden provides plentiful room for outdoor entertaining, with a timber shed. Its location offers easy access to Kendal's amenities, the mainline railway station at Oxenholme, Kendal and the M6. Offered to the market with no upward chain, 98 Castle Grove is a must-see to fully appreciate its appeal to a wide range of potential purchasers. Early viewing is highly recommended.

Quick Overview

- Splendid semi-detached home
- Bright living room & dining kitchen
- Three bedrooms
- Modern three piece suite bathroom
- Picturesque views to Kendal Castle
- Rear garden landscaped & facing south-west
- Driveway providing off-road parking
- Located on the popular Castle Estate
- No upward chain - Viewing highly recommend!
- Ultrafast broadband available



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Ultrafast
broadband
available



Driveway providing off-
road parking

Property Reference: K6869



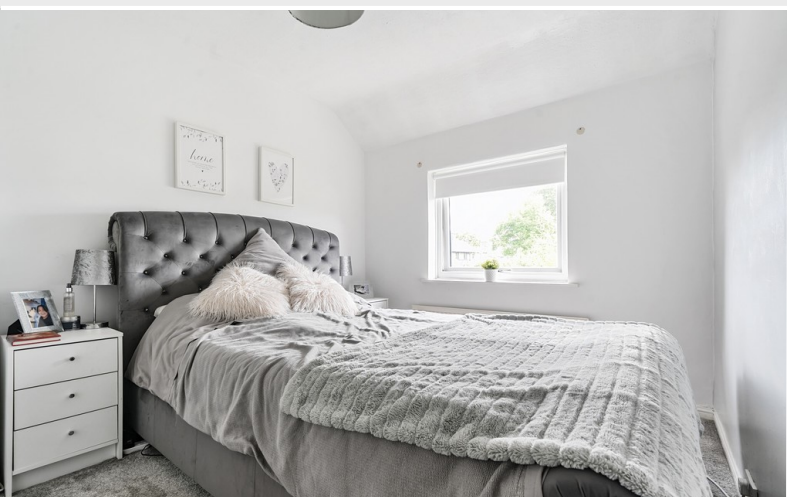
Living Room



Dining Kitchen



Bathroom



Bedroom One

Property Overview: The property is located in Kendal, known as the Gateway to the Lakes, is conveniently accessible from Junctions 36 and 37 of the M6 motorway. The town's train station connects to Windermere Station and Oxenholme Station, where you can travel to London in under three hours.

The Castle Estate has always been popular with families due to its close proximity to both primary and secondary schools. Nearby amenities include doctors' surgeries, Kendal Leisure Centre, and an ASDA supermarket, all just a short distance away. The town centre is within walking distance, and a bus stop located nearby from the house provides regular service, enhancing the convenience of this popular location.

As you pull up onto the driveway and step out to the front door, you are greeted by an entrance hall with stairs leading to the first floor and a door on your left opening into the spacious living room. Decorated in neutral tones, the living room features a front-facing window that fills the space with natural light, creating a bright and airy atmosphere. The entire downstairs area boasts attractive grey wooden effect flooring. Under the stairs, there is a convenient cupboard housing a wall-mounted boiler, with a window for ventilation and plumbing for a washing machine.

Adjacent to the living room is the dining kitchen, fitted with a range of wall, base, and drawer units complemented by wooden worktops and inset stainless steel sink. The kitchen includes appliances such as a Hotpoint four-ring gas hob, a built-in oven, and an extractor fan. There is plumbing for a washing machine, space for a tumble dryer or dishwasher, and additional room for a standing fridge freezer. The dining kitchen offers ample space for a dining table and provides access to the rear garden via a door.

Heading upstairs, the rooms continue with the neutral decor throughout. The landing provides access to the loft space via a hatch and features a window overlooking the side. Bedrooms one and two are spacious double rooms with views to the front and rear. Bedroom one, in particular, enjoys a picturesque view of Kendal Castle.

Bedroom three is a generously sized single room, also offering a view of the rear garden and Kendal Castle. The modern bathroom completes the interior with a stylish three-piece suite, including a tiled bath, WC, and vanity sink. The bathroom features attractive tiled walls and vinyl flooring, along with a window to the front.

Completing this delightful home is the outdoor space. To the front of the property, there is off-road driveway parking available for one vehicle, with potential to create an additional space if desired. There is a front garden that complements the entrance. Gated side access leads to the enclosed rear garden.

The landscaped rear garden features a paved patio area, ideal for outdoor seating and dining. Steps lead up to a raised decked terrace equipped with fitted electrics, providing a versatile space for relaxation or entertaining. The garden also includes a lawn area and a timber shed for convenient storage of garden essentials. This outdoor space is perfect for hosting gatherings with family and friends or enjoying a barbecue on warm days.

Accommodation with approximate dimensions:

Ground Floor:

Entrance Hall

Living Room

14' 0" x 12' 11" (4.27m x 3.94m)

Dining Kitchen

16' 4" x 6' 10" (4.98m x 2.10m)

First Floor:

Landing

Bedroom One

12' 0" x 8' 9" (3.68m x 2.67m)

Bedroom Two

9' 8" x 8' 11" (2.95m x 2.74m)

Bedroom Three

8' 7" x 7' 1" (2.62m x 2.18m)

Modern Bathroom

Parking: There is off-road driveway parking for one vehicle, with the possibility to expand this by utilising space from the front garden if desired.

Services: Mains gas, water and electricity.

Council Tax: Westmorland & Furness Council - Band C

Tenure: Freehold.

Viewings: Strictly by appointment with Hackney & Leigh Kendal Office.

What3Words Location & Directions: [///menu.crew.once](http://menu.crew.once)

To locate 98 Castle Grove, exit Kendal via Aynam Road and turn left onto Parkside Road. Continue past Netherfield Cricket Club and take the second left onto Castle Grove. Follow the road along until you find number 98 on your left-hand side, identified by our for sale board.

Thought From The Owners: "This is a bright and light home, which benefits from a South West facing garden, perfect for all year round."



Views towards Kendal Castle



Bedroom Two



Bedroom Three

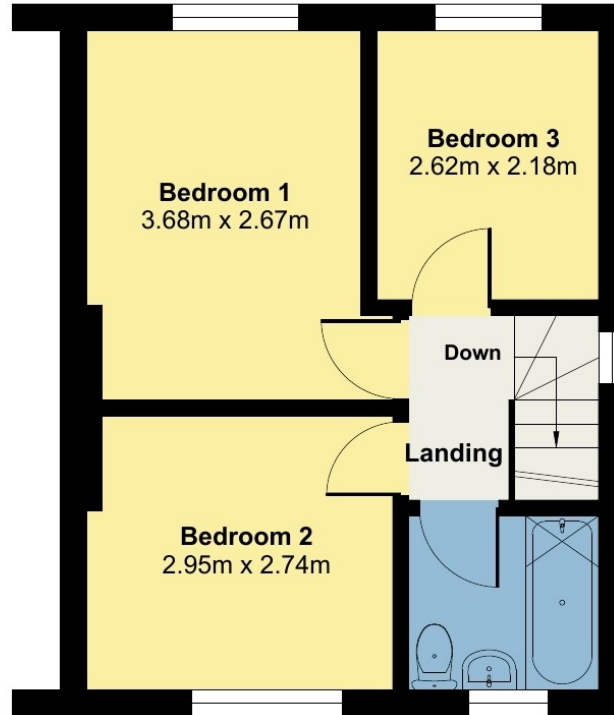


Rear Garden

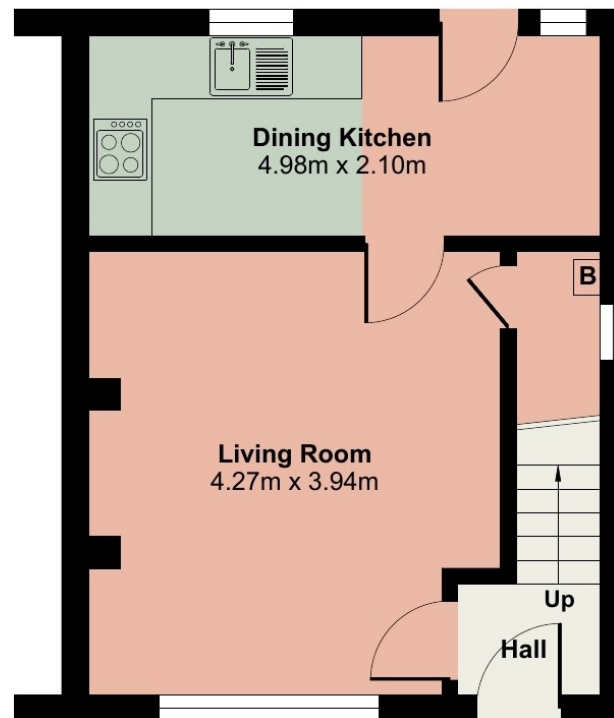
Castle Grove, Kendal, LA9

Approximate Area = 674 sq ft / 62.6 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). © nichecom 2024. Produced for Hackney & Leigh. REF: 1149140

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