



# Kendal

£365,000

25 Castle Drive, Kendal, Cumbria, LA9 7BJ

Nestled in the sought-after Castle Estate, this traditional stone and slate semi-detached family home has been thoughtfully modernised and extended to create a welcoming and spacious residence. Boasting picturesque views to the Kendal Castle as well as neighbouring football and cricket grounds, the property features off-road parking to the front and a south-west facing rear garden complete with a garden room, perfect for remote working or creative endeavours.

Inside, the accommodation includes a cosy living room with a multi fuel stove and a well-appointed dining kitchen that serves as the heart of the home with doors opening out onto the garden. Spread across two floors, the property offers three generously sized bedrooms and a contemporary family bathroom, providing ample space for a growing family. This charming home combines traditional character with modern comforts, making it an ideal

## Quick Overview

Traditional stone & slate semi-detached family home

Living room with multi fuel stove

Large dining kitchen, boot room & cloakroom

Three bedrooms

Modern large family bathroom

South-west facing garden

Off road parking

Gas central heating

Early viewing recommended!

Fibrus & Openreach broadband available



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Fibrus & Openreach



Off Road Parking

Property Reference: K6884



Living Room



Dining Kitchen



Cloakroom



First Floor Landing

**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.

Entering through the front door, you are greeted by the entrance hall with stairs to the first floor and a door leading directly into the cosy living room.

The large living room features a large bay window with a charming aspect to the front, allowing natural light to flood the space. A multi-fuel stove with a slate hearth serves as the focal point, complemented by a fireside alcove with a cupboard and shelving on one side and to the other side there is an additional storage cupboard. Door leading into the dining kitchen.

The large dining kitchen is beautifully fitted with a range of solid oak storage units, with complementary work surfaces with an inset sink and half with drainer and co-ordinating part-tiled walls. It boasts an integrated double oven, a four-ring induction hob with extractor over, an integrated dishwasher and a Kenwood American-sized fridge/freezer. The room is light and airy from a window with an aspect to the rear and two Velux roof lights and a patio door leading to the rear garden. There is a built-in sitting area with an overhead and under storage cupboard which adds a cosy touch. Just off from the kitchen, there is a useful boot room which houses the wall-mounted Valliant boiler and a downstairs cloakroom featuring part-tiled walls, a WC, a wash hand basin and plumbing for a washing machine.

Ascending to the first floor, you'll find a spacious landing area that can be utilised as a useful space for a home office. There is also a built-in storage cupboard and a linen cupboard, providing ample storage solutions. On this level you find two well-proportioned bedrooms and a large family bathroom.

Bedroom one is a generously sized double room overlooking the rear garden and offering delightful views towards Kendal Castle. This inviting space also features fitted wardrobes, providing ample storage and enhancing the room's functionality.

Bedroom three is a double room with aspect to the front and has the benefit of a fitted wardrobe.

The modern bathroom completes the interior with a stylish four-piece suite, including a P-shaped panel bath, a corner shower cubicle with handheld and rainfall shower, WC and wash hand basin. The bathroom features part tiled walls and marbled tiled floor, heated towel rail along with a window with a deep sill.



Living Room



Dining Kitchen



Bedroom Two



Bedroom Three



Family Bathroom



Family Bathroom

Heading up to the second floor landing, you'll be greeted by natural light from the Velux roof light and convenient under eaves storage. This level features bedroom two, a generously sized room which can accommodate a double bed, with two Velux roof lights allowing views towards Kendal Castle and a fitted wardrobe and vanity unit.

Completing this delightful home is the outdoor space. At the front, there is off-road parking for two/three vehicles and gated access to the side, offering a covered path to the rear garden which is useful space to store logs and bins. Additionally, there is a practical outhouse providing extra storage space.

The delightful south-west facing rear garden features a patio area, lawn and a path leading to a timber shed and a garden room with gated access to the rear lane. The versatile garden room is a valuable additional space, benefiting from light, power and internet points.

Accommodation with approximate dimensions:

Ground Floor  
Entrance Hall

Living Room  
16' 4" x 15' 3" (5m x 4.67m)

Dining Kitchen  
16' 7" x 15' 10" (5.06m x 4.85m)

Boot Room

Cloakroom

First Floor:  
Landing

Bedroom One  
11' 3" x 9' 8" (3.45m x 2.97m)

Bedroom Three  
9' 6" x 6' 11" (2.90m x 2.13m)

Family Bathroom

Second Floor  
Landing

Bedroom Two  
12' 11" x 9' 8" (3.96m x 2.97m)



Bedroom One



Garden Room



Rear Garden



Rear Garden



Views

**Parking:** There is off-road driveway parking for two vehicles to front the property.

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

**Council Tax:** Westmorland & Furness Council - Band C

**Tenure:** Freehold

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

**What3Words Location & Directions:** [///jelly.dating.shield](https://www.what3words.com/?q=///jelly.dating.shield)

25 Castle Drive can be found by leaving Kendal on the Aynam Road and taking the left turning into Parkside Road. Follow the road up past Netherfield cricket club and take the first turning left into Castle Drive number 25 can then be found on your left a short way down

**Thought From The Owners:** "This is a quiet location with a great community feel. It is bright and airy but also cosy with views towards Kendal Castle which is just a few minutes walk away. It has great transport links to town which is also within walking distance".

# Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team  
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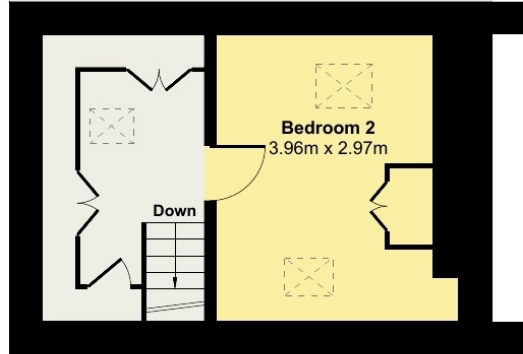
# Castle Drive, Kendal, LA9

Approximate Area = 1289 sq ft / 119.7 sq m

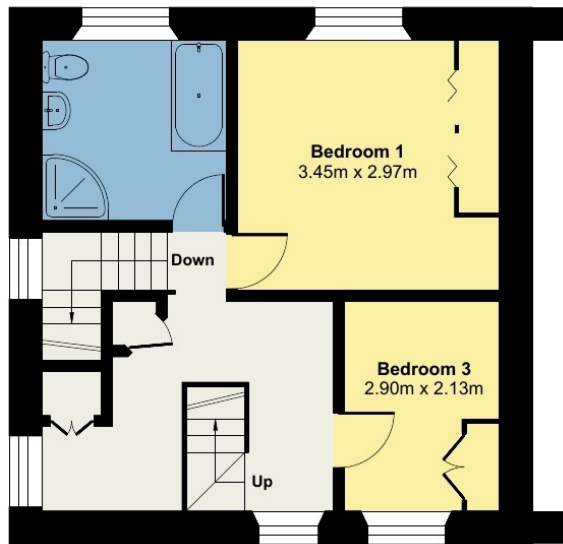
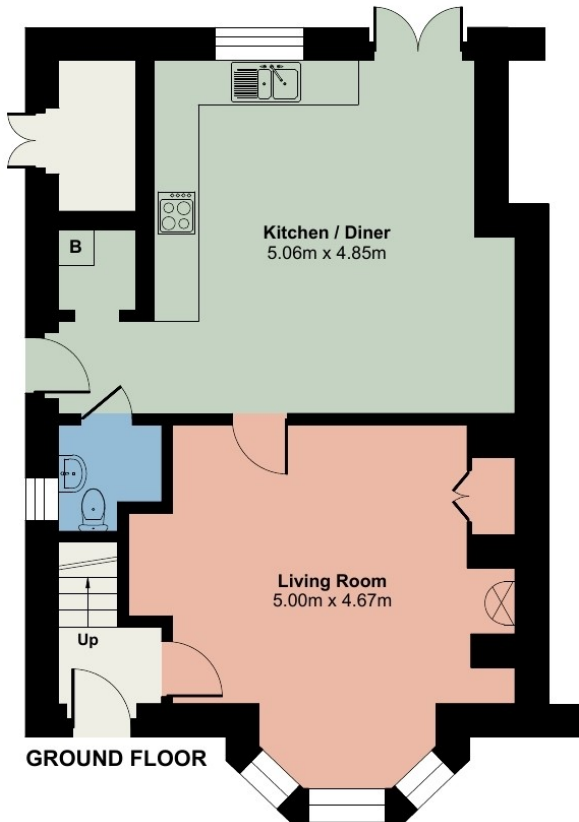
Outbuilding & Store = 114 sq ft / 10.5 sq m

Total = 1403 sq ft / 130.2 sq m

For identification only - Not to scale



**SECOND FLOOR**



**FIRST 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: 1161185

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