



20 Belmont, Kendal  
£530,000



## 20 Belmont

### Kendal

A delightful semi-detached family home located in the market town of Kendal. Close to local amenities within the town and with easy access to the Lake District National Park and the M6 motorway.

Nestled in a quiet residential area, this charming town house offers a wonderful semi-detached family home. The property is entered on the ground floor via a spacious hallway with period features. This floor also boasts a light and airy lounge with views towards Kendal Castle and the hills beyond, a sitting room which looks out towards the garden, and a downstairs toilet. The lower ground floor features a modern kitchen diner ideal for family meals and entertaining guests and a large utility room with plenty of storage.

The first floor has two double bedrooms, one with an en-suite, and a family bathroom. Carry on upstairs to the second floor where you will find two further double bedrooms, one with an en-suite. With double glazing and under floor heating throughout, this home provides comfort and warmth year-round.

Conveniently located close to the town centre, residents will enjoy easy access to a range of amenities, shops, and local schools. The property also benefits from driveway parking for two cars. For those who love the great outdoors, the property offers quick access to the Lake District National Park, perfect for weekend adventures and exploring nature.

Step outside and relax in the delightful enclosed split level rear garden. The lower patio level offers plenty of space for garden furniture, ideal for entertaining and al fresco dining, whilst the upper gravelled level, with its rear planted border, and views across Kendal towards Benson Knott, is ideal for relaxing with a good book.

Don't miss this opportunity to own a beautiful family home with excellent indoor and outdoor living spaces, all within reach of local amenities and natural beauty.

- Semi-detached family home
- Double glazing and gas fired underfloor heating throughout
- Light and airy lounge
- Close to town centre
- Kitchen diner
- Easy access to the Lake District National Park
- Four double bedrooms, two with en suite facilities
- Delightful gardens to the rear
- Modern family bathroom
- Driveway parking

**EPC RATING C**

**SERVICES**

Mains electric, mains gas, mains water, mains drainage

**COUNCIL TAX: BAND E**

**TENURE: FREEHOLD**

**DIRECTIONS**

Following the road up Beast Banks and take the second right onto Belmont where number 20 is located on the left.

**WHAT3WORDS: tigers.moss.fell**





## LOWER GROUND FLOOR

### INNER HALLWAY

9' 10" x 6' 2" (3.00m x 1.87m)

### KITCHEN DINER

15' 5" x 15' 4" (4.71m x 4.68m)

### UTILITY ROOM

15' 5" x 9' 9" (4.69m x 2.98m)

## GROUND FLOOR

### ENTRANCE HALL

22' 8" x 11' 0" (6.91m x 3.35m)

### SITTING ROOM

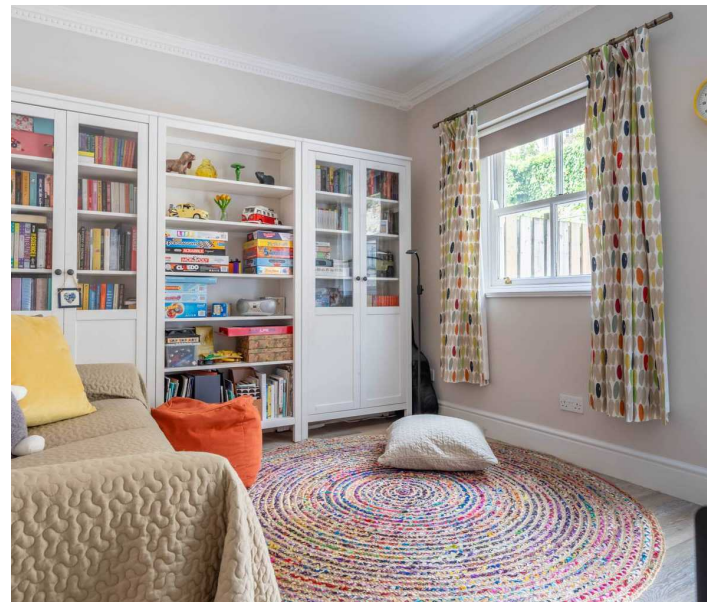
15' 6" x 12' 1" (4.72m x 3.68m)

### LOUNGE

12' 1" x 10' 3" (3.69m x 3.12m)

### DOWNSTAIRS TOILET

4' 4" x 3' 10" (1.31m x 1.18m)



## FIRST FLOOR

### LANDING

9' 9" x 6' 2" (2.97m x 1.88m)

### BEDROOM

16' 5" x 12' 6" (5.00m x 3.81m)

### EN-SUITE

7' 7" x 5' 9" (2.30m x 1.76m)

### BEDROOM

10' 4" x 9' 5" (3.16m x 2.87m)

### BATHROOM

10' 3" x 6' 7" (3.13m x 2.01m)

## SECOND FLOOR

### LANDING

10' 2" x 6' 3" (3.09m x 1.90m)

### BEDROOM

16' 6" x 12' 4" (5.02m x 3.77m)

### BEDROOM

10' 9" x 10' 6" (3.28m x 3.20m)

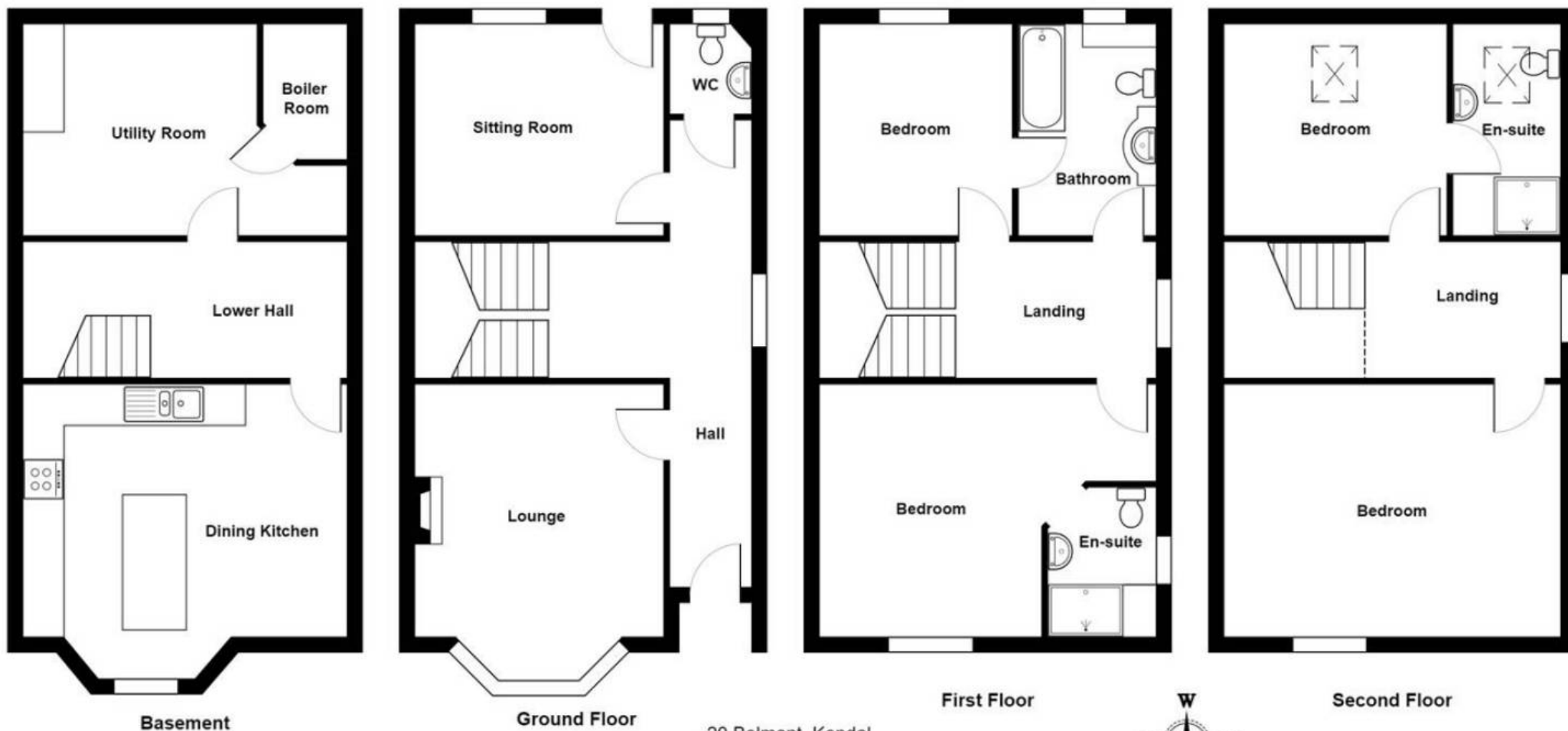
### EN-SUITE

10' 4" x 5' 4" (3.14m x 1.63m)









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Total Area: 182.2 m<sup>2</sup> ... 1961 ft<sup>2</sup>

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

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