



Kendal

£235,000

144 Lingmoor Rise, Kendal, Cumbria, LA9 7NU

144 Lingmoor Rise is a modern three bedroom mid-terraced house that has gas central heating and double glazing throughout. This home boasts an easy-to-manage layout over two floors, featuring a spacious dining kitchen, a light and airy lounge, with its patio doors leading to the rear garden. The first floor comprises a modern bathroom and is where you will find all three bedrooms, two of which are doubles.

The rear garden is thoughtfully designed for low maintenance, offering a secure area where young children can play safely. Additionally, the property benefits from off-road parking at the front for two cars. Situated in the popular residential area of Heron Hill, 144 Lingmoor Rise will appeal to a wide range of purchasers. An early viewing is highly recommended to fully appreciate the many features this property has to offer.

Quick Overview

- Modern mid-terraced home
- Spacious dining kitchen
- Bright lounge with patio doors to rear garden
- Three bedrooms
- Modern Bathroom
- Enclosed south facing garden
- Driveway with parking for two cars
- Double glazing & gas central heating throughout
- Will appeal to a wide range of purchasers
- Ultrafast broadband available

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  Ultrafast broadband available
  Driveway with parking for two cars

Property Reference: K6886



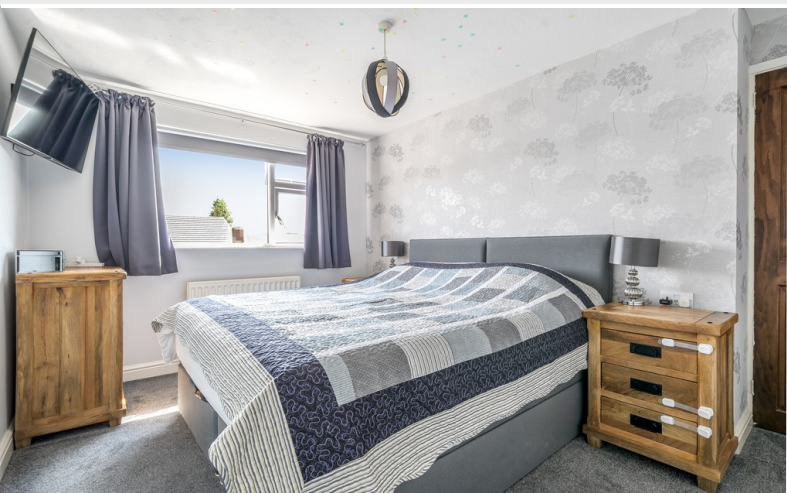
Kitchen/Dining Room



Living Room



Bathroom



Bedroom One

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

Heron Hill is popular with families due to its proximity to both primary and secondary schools. Nearby amenities include doctors' surgeries, Kendal Leisure Centre, and an ASDA supermarket, all within a short distance. A nearby bus stop provides regular service, enhancing the convenience of this desirable location.

As you pull up onto the driveway and step to the front door, you are greeted by a spacious entrance hall with stairs leading to the first floor and a door on your left opening into the spacious dining kitchen. There is an under stairs cupboard for storing everyday coats and shoes.

The dining kitchen is fitted with a range of pale maple-style base, wall, and drawer units with countertops, an inset composite sink with half bowl and drainer, tiled splashbacks, and under-unit lighting. Kitchen appliances include: an integrated gas hob with extractor hood, an electric oven, plumbing for a washing machine, and space for an upright fridge freezer and a good-sized table and chairs. Additionally, there is a cupboard housing the Vaillant boiler. Aspect to the front from a double glazed window.

The lounge can be found at the end of the entrance hall and is bright and airy, thanks to the double-glazed patio doors leading to the landscaped rear garden, and a further window. It features a central wooden fire surround with an inset electric flame-effect fire.

Heading upstairs, you'll find a landing with access to the partially boarded loft, ideal for storage. Bedrooms one and two are both double bedrooms, overlooking the front and rear and useful storage. Bedroom three is a good-sized single with a pleasant outlook to the rear garden, this room may also be suitable to a prospective purchaser as a home office.

Completing the interior is a modern, stylish bathroom featuring a panel bath with a shower over, WC, and pedestal wash hand basin. The bathroom is tiled and equipped with an extractor fan and a heated towel rail.

Outside, at the front of the property, there is a tarmac parking driveway with space for two cars. The rear features an enclosed garden with a sloped pathway leading to a rear access gate. The garden is laid with low-maintenance, artificial grass and a timber shed for storage for gardening items. The garden is enclosed and particularly safe for children and pets.

Accommodation with approximate dimensions:

Ground Floor:

Entrance Hall

Dining Kitchen

14' 6" x 10' 0" (4.42m x 3.07m)

Lounge

16' 4" x 10' 11" (5.00m x 3.35m)

First Floor:

Landing

Bedroom One

11' 5" x 9' 2" (3.49m x 2.80m)

Bedroom Two

10' 5" x 8' 0" (3.18m x 2.46m)

Bedroom Three

10' 0" x 6' 11" (3.07m x 2.11m)

Modern Bathroom

Parking: A tarmac driveway with space for two cars.

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: [///agenda.title.clever](http://agenda.title.clever)

To find 144 Lingmoor Rise, exit Kendal via Aynam Road and turn left onto Lound Road. Stay in the left lane and turn left onto Parkside Road. Continue past the cricket pitch and turn right onto Valley Drive at the traffic lights. Follow the road as it curves right onto Lingmoor Rise. The property will be on the left, just past the junction, marked by our for sale board.



Bedroom Two



Bedroom Three



Rear garden

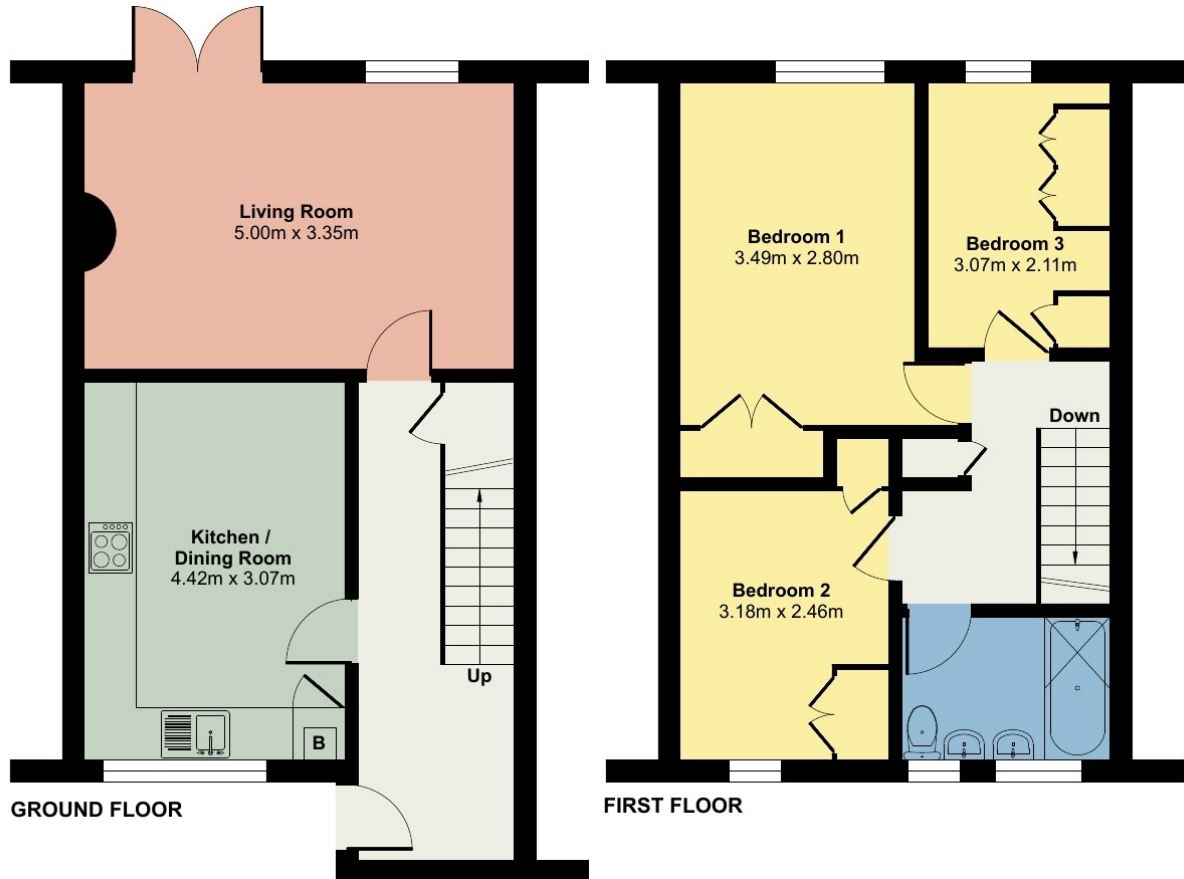


Rear garden

Lingmoor Rise, Kendal, LA9

Approximate Area = 881 sq ft / 81.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Hackney & Leigh. REF: 1164139

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