



Kendal

£395,000

1 Wintergreen Lane, Kendal, Cumbria, LA9 7FP

Discover this beautifully presented family home, designed for comfort and modern living. The ground floor welcomes you with a spacious entrance hall featuring a convenient cloakroom. The well-appointed dining kitchen is perfect for family meals and entertaining, while the adjoining utility room adds practicality to your daily routine. The cosy living room offers a relaxing space for unwinding.

The first floor boasts three spacious double bedrooms, with bedroom one featuring an en suite shower room and a modern family bathroom. Outside, the property continues to impress with a driveway leading up to the detached garage. The expansive landscaped rear garden is a true retreat, featuring a garden room/home office that's ideal for working from home or simply unwinding. This home truly encompasses all the essentials for family living.

Quick Overview

- Modern semi-detached house
- Living room, dining kitchen & utility room
- Three double bedrooms
- House bathroom & En suite shower room
- Off road parking & detached garage
- Large rear garden
- Garden Room/ home office
- Convenient and sought after location
- Early viewing recommended!

Fibrus & Openreach Broadband available



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Fibrus & Openreach



Off Road Parking

Property Reference: K6895



Entrance Hall



Living Room



Dining Area



Cloakroom

Property Overview: Wintergreen Lane is conveniently situated and provides easy access to local amenities, schools and the beautiful countryside that Kendal is renowned for. The location combines the benefits of peaceful suburban living with the convenience of being close to the vibrant town centre, ensuring residents can enjoy both a quiet retreat and the lively culture of Kendal. The area is known for its community atmosphere, making it an ideal place for families and professionals alike.

Walking through the front door, you soon realise this property is ready to move into and enjoy! The large entrance hall welcomes you with its spaciousness, featuring stairs leading to the first floor. From here, you have access to the well-appointed dining kitchen and the inviting living room. Additionally, there's a convenient cloakroom with part-tiled walls, a WC and a wash hand basin.

Enter the living room, where a front-facing window with stylish shutters invites ample natural light. A patio door at the rear provides easy access to the garden, ideal for enjoying outdoor moments. The centrepiece of the room is a multi-fuel stove set on a slate hearth, creating a warm and cosy atmosphere.

Step into the dining kitchen, where you'll find a range of attractive wall and base units complemented by sleek work surfaces and an inset bowl and half, with drainer. The kitchen is equipped with an integrated AEG double oven and a five-ring gas hob with an extractor over. There's also ample space for an American-style fridge freezer. Patio doors open to the rear garden, perfect for al fresco dining, while a separate door leads to the convenient utility room.

The utility room features both wall and base units, providing ample storage and housing the wall-mounted boiler. Plumbing for a washing machine. A useful under-stairs storage cupboard offers additional space for household essentials. A door leads directly to the rear garden.

Ascending to the first floor, you arrive at a spacious landing that provides access to the loft space. Here, you'll find three double bedrooms and the house bathroom.

Bedroom one is a spacious double bedroom with aspect to the rear garden. There is en suite shower room which has part tiled walls and heated towel rail. A three piece suite comprises; a shower cubicle, WC and vanity unit with wash hand basin



Living Room



Kitchen



Bedroom One



Bedroom Three



Bedroom Three



Bathroom

Bedroom two and bedroom three are both generously sized rooms. Bedroom two offers a lovely aspect to the rear whilst bedroom three enjoys an aspect to the front.

The family bathroom with part tiled walls, towel rail and double glazed window. A three piece suite which comprises: a panel bath with hand held attachment, wash hand basin and a WC.

Outside, at the front of the property, it has the benefit of a block paved driveway with parking for approximately 2 vehicles in front of the garage. There is a small formal garden to the front of the property and gated access leads to the rear garden.

Into the enclosed rear garden, there is a large patio area, a low maintenance lawn, a decorative gravel path leading up to the delightful summer house and extensive all year round colourful plants and borders.

Accommodation with approximate dimensions:

Ground Floor

Entrance Hall

Living Room 1

8' 9" x 10' 9" (5.74m x 3.30m)

Kitchen Diner

18' 9" x 8' 9" (5.72m x 2.69m)

Utility Room

Cloakroom

First Floor

Landing

Bedroom One

14' 4" x 8' 11" (4.39m x 2.72m)

Ensuite shower room

Bedroom Two

10' 4" x 9' 8" (3.15m x 2.97m)

Bedroom Three

10' 4" x 8' 7" (3.15m x 2.62m)

Bathroom

Detached garage

17' 9" x 9' 3" (5.42m x 2.83m)

With up and over door. Power and light.



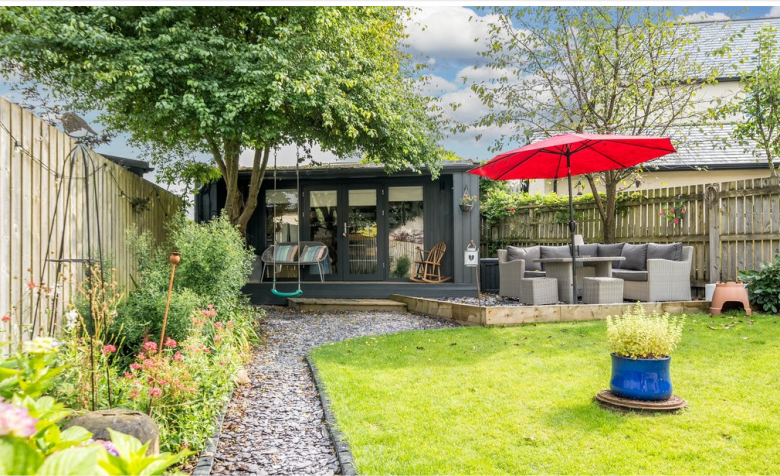
Bedroom One



En - Suite Shower room



Rear Garden



Rear Garden



Rear Garden

Parking Off road parking for two vehicles.

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

Council Tax: Westmorland & Furness Council - Band D

Tenure: Freehold

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

What3Words Location & Directions: [///back.spend.tips](http://back.spend.tips)

From Kendal town centre take the A65 Burton Road out of the town in a South Easterly direction. At the Romney Road roundabout take the second exit onto Natland Road. Proceed for approximately ½ mile taking a left turn into the The Beeches development and take the first left turning and number 1 can be found immediately on the right hand side.

Energy Performance Certificate The full Energy Performance Certificate is available on our website and also at any of our offices.

Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team
Call **01539 729711** or request online.



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Wintergreen Lane, Kendal, LA9

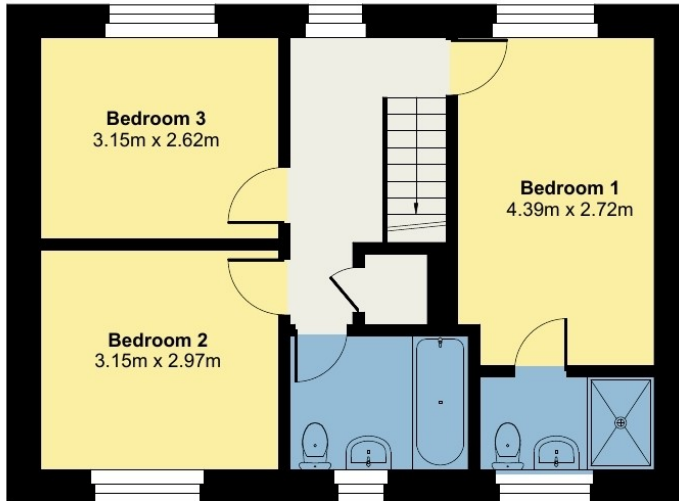
Approximate Area = 1064 sq ft / 98.8 sq m

Garage = 166 sq ft / 15.4 sq m

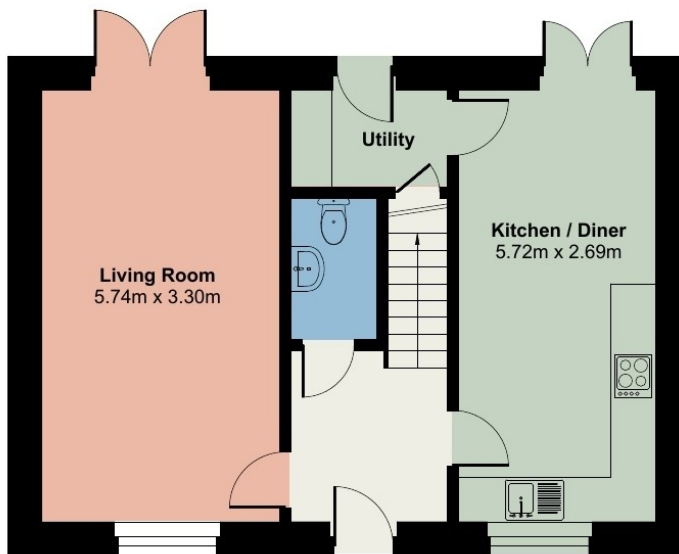
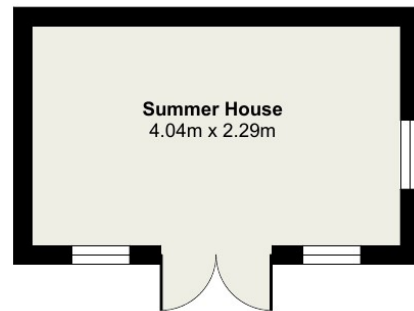
Outbuilding = 162 sq ft / 15 sq m

Total = 1392 sq ft / 129.2 sq m

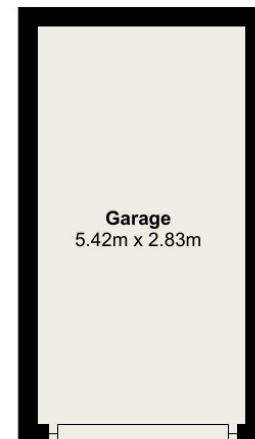
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FIRST FLOOR



GROUND FLOOR



GARAGE



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2024. Produced for Hackney & Leigh. REF: 1166223

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