



# Kendal

£390,000

27 Archers Meadow, Kendal, Cumbria , LA9 7DY

27 Archers Meadow is a two-bedroom home with the exciting potential to be converted back into a three-bedroom property, offering versatility to suit various prospective purchasers needs. Nestled on a slightly elevated plot, this home benefits from lots of natural light and provides a blank canvas for a new owner to personalise and transform into their ideal living space. The ground floor features a generous living room with front-facing views, a spacious kitchen, a dining room, a convenient cloakroom, and internal access to a large garage.

Upstairs, the property boasts two good-sized double bedrooms, including a modern en-suite shower room, complemented by a family bathroom. Outside there is off-road parking at the front and a substantial garage. Whether you envision updating the existing layout or restoring it to three bedrooms, 27 Archers Meadow offers a wonderful opportunity to create a bespoke home in a desirable and popular location.

## Quick Overview

- Substantial detached house
- Spacious accommodation
- Bright & airy lounge
- Fitted kitchen
- Dining room/third bedroom
- Two double bedrooms
- Modern en-suite shower room
- Family Bathroom
- Large garage & driveway parking
- Ultrafast broadband



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Ultrafast  
broadband



Large garage &  
driveway parking

Property Reference: K6893



Entrance Hall



Living Room



Living Room



Dining Room

**Property Overview:** The property is situated in Kendal, known as the Gateway to the Lakes, and is easily accessible from Junctions 36 and 37 of the M6 motorway. The town's train station offers connections to Windermere and Oxenholme mainline train, with travel to London taking under three hours.

Archers Meadow is favoured by families due to its close proximity to primary and secondary schools. Nearby amenities include doctors' surgeries, Kendal Leisure Centre, and an ASDA supermarket, all just a short distance away.

Upon entering the welcoming hallway, you'll find doors leading to the dining room - potentially convertible into a third bedroom - the kitchen, the lounge, and a cloakroom with pedestal wash hand basin and W.C. Stairs ascend to the first-floor landing, while additional steps descend to a small hall providing access to the rear of the garage.

The dining room easily accommodates a dining table and chairs and features patio doors opening to the rear garden. A new owner might choose to repurpose this room as a third bedroom or a home office, depending on their needs.

The kitchen is fitted with a selection of fitted wall, based and drawer units, complemented by a worktop with an inset composite sink with a half bowl. Kitchen appliances include: a built-in oven, a four-ring gas hob with an extractor fan, an integrated dishwasher, and an integrated fridge. A breakfast bar with storage adds convenience. A window overlooks the rear garden, and an external door provides direct access to the outdoor space.

The lounge is a bright space, featuring a gas fireplace set in a pale coloured surround with a timber mantle. It includes a side window and a large bay window at the front, offering pleasant front-facing views.



Living Room



Kitchen



Bedroom One



Bedroom Two



Bathroom



En-Suite Shower Room

Upstairs, a generous landing includes an airing cupboard with wooden shelves for linen and housing the hot water cylinder. There is also an access hatch leading to insulated loft space.

Bedrooms one and two are both spacious double rooms with pleasant outlooks. Each includes built-in wardrobes providing ample storage space. Bedroom two also features a modern en-suite shower room with a three-piece suite, comprising a shower cubicle, a vanity sink with storage, and a W.C.

The family bathroom features a panel bath, a vanity unit with an integrated washbasin, and a concealed cistern W.C.

Outside, the front of the property features a block-paved driveway providing off-road parking and access to the garage, alongside a lawn with planted borders. Steps to the left lead to the entrance door and a pathway to the rear garden. The rear garden includes a paved path through established borders and beds with mature shrubs, a side area with decorative pebbles, an additional paved patio, and vegetable beds. The garage has an electric up-and-over door, power, light, plumbing, a wall-mounted Vaillant boiler, and an access door to the house.

Accommodation with approximate dimensions:

Ground Floor:

Entrance Hall

Dining Room/Bedroom Three

11' 2" x 8' 6" (3.4m x 2.59m)

Living Room

17' 5" x 16' 9" (5.31m x 5.11m)

Spacious Kitchen 21' 8" x 13' 1" (6.6m x 3.99m)

Lower Ground Floor:

Hall with access to the integral garage

First Floor:

Landing

Bedroom One

21' 9" x 9' 5" (6.63m x 2.87m)

Bedroom Two

10' 0" x 9' 0" (3.05m x 2.74m)

En-Suite Shower Room

Family Bathroom



Rear Garden



Rear Garden



Rear Garden



Rear Garden



27 Archers Meadow

**Parking:** Off-road parking is provided on the driveway in front of the garage.

**Integral Garage** 22' 3" x 16' 9" (6.78m x 5.11m)

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

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

**What3Words Location & Directions:** [///look.home.having](https://www.what3words.com/look/home/having)

Traveling south out of Kendal along Aynam Road, stay in the left lane and continue onto Lound Road. Then, turn left onto Parkside Road. Follow this road until you see the cricket ground on your left, then turn right into Archers Meadow. Follow the road around to the left, and you will find Number 27 on the right-hand side identified by our for sale board.

**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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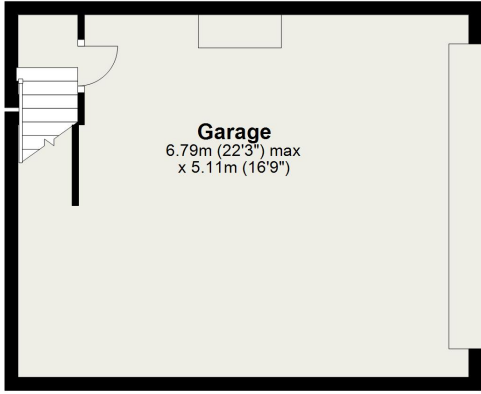


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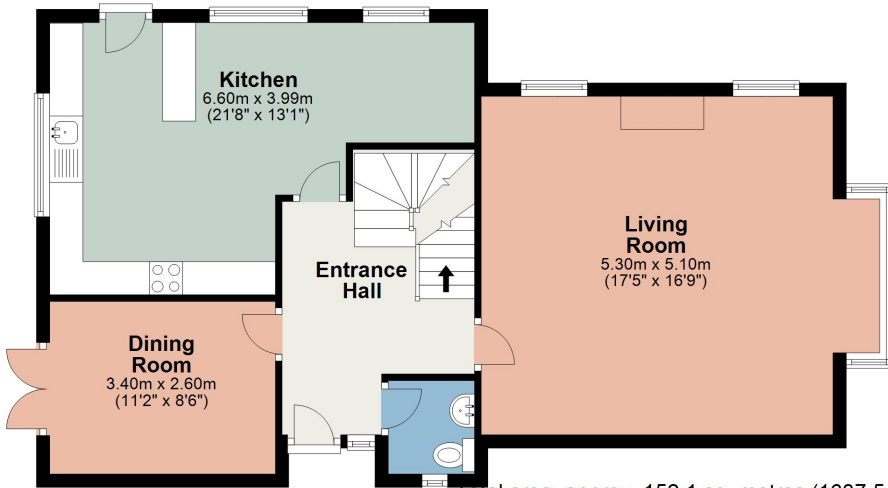
### Basement

Approx. 36.6 sq. metres (394.1 sq. feet)



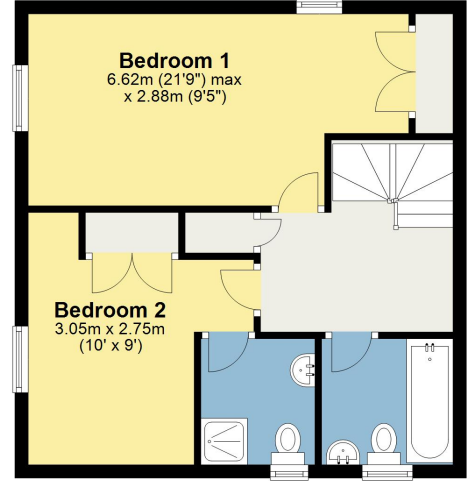
### Ground Floor

Approx. 71.2 sq. metres (766.8 sq. feet)



### First Floor

Approx. 44.3 sq. metres (476.5 sq. feet)



Total area: approx. 152.1 sq. metres (1637.5 sq. feet)

For illustrative purposes only. Not to scale.  
Plan produced using PlanUp.

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