



Kendal

£350,000

8 Spital Park, Kendal, Cumbria, LA9 6HG

Located in one of Kendal's popular and quiet private roads, 8 Spital Park is a traditional three bedroom semi-detached house that offers a perfect blend of comfort and potential. With a south-facing aspect overlooking a well-maintained central green, this property boasts both a peaceful setting and a sense of community. A well-proportioned layout includes an entrance hall, a front sitting room, living/dining room to the rear, kitchen and a pantry on the ground floor. Upstairs, you'll find three bedrooms and a family bathroom, offering ample space for a growing family.

Outside features a driveway providing ample off-road parking with a garage and a private rear garden. Spital Park is well-located for an array of supermarkets, primary and secondary schools as well as being in close proximity to Kendal railway station. Now ready for a new owner to create a family home to suit their own needs and requirements. There is no upward chain and an early appointment to view is recommended.

Quick Overview

- Traditional semi-detached home
- Front living room with bay window
- Additional reception/dining room
- Fitted kitchen
- Three bedrooms
- House bathroom & separate W.C
- Splendid views over central green
- Driveway parking & garage
- Private rear garden
- Ultrafast broadband available



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Ultrafast
broadband
available



Driveway parking &
garage

Property Reference: K6900



Front Living Room



Dining Room



Kitchen



Bathroom

Property Overview: 8 Spital Park is located on the north side of Kendal town centre in a peaceful and sought-after cul-de-sac, offering a community residential setting. Despite its quiet location, the property is conveniently close to essential amenities. Primary and secondary schools, shops, and Kendal railway station are all within easy walking distance, ensuring that everyday conveniences and travel options are readily accessible.

Situated on a generous plot overlooking a central green, this traditional semi-detached house offers a well-balanced layout, making it an ideal home for a growing family. The property boasts lovely front-facing views and a private rear garden.

Upon entering, you are welcomed into an entrance hall with a side window and a staircase leading to the first floor. A practical coats cupboard is conveniently located for storing coats and shoes.

The front living room, is a delightful space featuring a bay window that frames views across the front garden and central green. Towards the rear of the house, a versatile room can serve as a formal dining area or an additional reception room, with patio doors that invite natural light and offer a view of the rear garden.

The adjacent kitchen is fitted with a range of wall and drawer units and work surfaces with an inset stainless steel sink, and built-in appliances, including an oven and ceramic hob. A door provides direct access to the outside, while an adjoining pantry offers additional storage and workspace.

Upstairs, the landing includes a deep over-stairs cupboard, providing useful storage space. The main double bedroom at the front of the house is spacious and bright, with a bay window offering another angle of the green's views.

The second bedroom, also a comfortable double, overlooks the rear garden. The third bedroom is a large single room that enjoys an open aspect and could easily be adapted into a home office.

The bathroom is fitted with a double-ended bath with a central tap and overhead electric shower and a pedestal wash hand basin. An airing cupboard houses the boiler, while a separate room contains the W.C.

Outside, the driveway offers plenty of off-road parking for several cars. The front and rear gardens are enclosed, featuring well-maintained lawns and mature hedges for added privacy. The garage provides ample space for storing larger garden equipment.

Accommodation with approximate dimensions:

Ground Floor:

Entrance Hall

Front Living Room

12' 9" x 12' 9" (3.90m x 3.89m)

Dining/Sitting Room

12' 9" x 11' 10" (3.91m x 3.63m)

Fitted Kitchen

10' 0" x 8' 5" (3.05m x 2.58m)

Pantry

First Floor:

Landing

Bedroom One

12' 9" x 12' 9" (3.90m x 3.89m)

Bedroom Two

12' 11" x 11' 10" (3.94m x 3.63m)

Bedroom Three

9' 10" x 6' 7" (3.02m x 2.02m)

Bathroom

Seperate W.C.

Parking: A gated driveway accommodates several vehicles.

Garage 16' 11" x 8' 6" (5.16m x 2.60m)

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

Council Tax: Westmorland & Furness Council - Band D

Tenure: Freehold.

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

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

What3Words Location & Directions: ///belong.torso.dose
Leaving Kendal on the Appleby Road the entrance to Spital Park can be found opposite Crescent Green on the right. On turning into Spital Park turn left and follow the green round, number 8 can then be found on your left hand side.

Agents Notes: The central green is owned by the residents of Spital Park, each house owns the width of the property to the centre.

The property is currently subject to an Assured Shorthold Tenancy with the tenant requiring two months notice to vacate which has been served.



Bedroom One



Bedroom Two



Bedroom Three



Rear Aspect and Garden

Spital Park, Kendal, LA9

Approximate Area = 1161 sq ft / 107.8 sq m

Garage = 144 sq ft / 13.3 sq m

Outbuilding = 9 sq ft / 0.8 sq m

Total = 1314 sq ft / 121.9 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). © nichecom 2024. Produced for Hackney & Leigh. REF: 1167799

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