



46 Serpentine Road, Kendal  
£270,000





## 46 Serpentine Road

### Kendal

A well proportioned semi-detached property located in a popular residential location within the market town of Kendal. Being conveniently situated just minutes away from the town centre with all the local restaurants, bars and shops being within easy reach, and having easy access to local transport services, and road links to the Lake District National Park and the M6 Motorway. You can find this charming end terraced property nestled in a quiet, historic area of Kendal close to the town centre.

Introducing this charming semi-detached house that offers a comfortable and inviting living space for you and your family. The property features double glazing throughout, ensuring a peaceful environment inside. As you step inside, you are welcomed by a family sitting room that boasts picturesque views, making it the perfect spot to unwind after a long day. The dining room provides an ideal setting for family meals and gatherings, while the light and airy kitchen is a chef's dream with ample space for culinary creations. Gas central heating keeps the entire home warm and cosy, creating a welcoming ambience all year round. Moving upstairs, you will find three generously sized double bedrooms, offering plenty of space and comfort for everyone in the household. The family bathroom completes the living quarters, providing convenience and functionality. The property also benefits from gardens to the front and rear, offering outdoor spaces to relax and enjoy the fresh air. On-street parking is available, ensuring hassle-free parking for residents and visitors alike.

Step outside to discover the enchanting outside space that surrounds this property. The rear garden is a haven of tranquillity, with a delightful landscape design that extends all the way up to the top. The garden features established trees, hedges, and shrubbery, creating a private oasis where you can escape the hustle and bustle of daily life. Ample seating areas provide the perfect setting for enjoying the outdoors. The front garden is equally charming, with well-maintained hedges and rockery features that add to the overall kerb appeal of the property.



- Semi-detached property
- Double glazing
- Family sitting room with views
- Dining room
- Light and airy kitchen
- Gardens to the front and rear
- Family bathroom
- On street parking

#### **EPC RATING D**

#### **SERVICES**

Mains electric, mains gas, mains water, mains drainage

#### **COUNCIL TAX: CURRENTLY BAND C**

#### **TENURE: FREEHOLD**

#### **DIRECTIONS**

From Kendal Town Hall proceed up Beastbanks passing the Riflemans Arms and turn right on to Queens Road. Pass through the greens and turn right on to Serpentine Road to find number 46 located on the left.

**WHAT3WORDS:**stack.props.jeeps







## GROUND FLOOR

### ENTRANCE HALL

4' 8" x 2' 11" (1.42m x 0.90m)

### SITTING ROOM

16' 6" x 12' 6" (5.04m x 3.82m)

### DINING ROOM

16' 8" x 8' 6" (5.09m x 2.60m)

### KITCHEN

12' 6" x 8' 3" (3.80m x 2.52m)

## FIRST FLOOR

### LANDING

7' 4" x 3' 0" (2.24m x 0.91m)

### BEDROOM

12' 0" x 9' 8" (3.65m x 2.94m)

### BEDROOM

10' 1" x 9' 7" (3.07m x 2.93m)

### BEDROOM

7' 8" x 6' 5" (2.34m x 1.96m)

### BATHROOM

5' 11" x 5' 10" (1.81m x 1.79m)











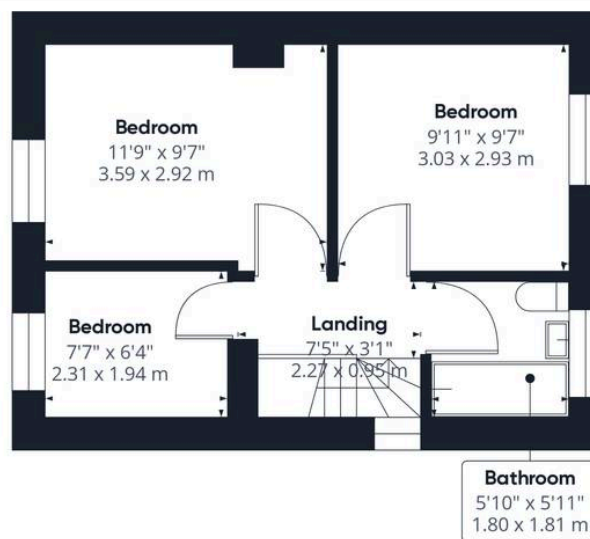








Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**

757.99 ft<sup>2</sup>

70.42 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

**GIRAFFE360**

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