



# Kendal

£350,000

15 Heath Close, Kendal, Cumbria, LA9 5BW

This modern link-detached property is set in an elevated position, offering beautiful views of the distant fells. The easy to manage layout, begins with an entrance porch that includes a cloakroom. The spacious living room seamlessly connects to a bright conservatory to the rear and the fitted kitchen is complemented by an adjacent utility room with direct access to the integral garage and rear garden for added convenience.

Upstairs, you'll find three good-sized bedrooms, along with a house bathroom. Outside, there is a sunny rear garden and to the front is a driveway that offers off-road parking. Located on the southern edge of the charming Market Town of Kendal, this home is perfectly situated for families, with excellent primary and secondary schools nearby. The property also offers quick access to the Kendal By-Pass and is just a short drive from Oxenholme mainline railway station, making it an excellent choice for commuters.

## Quick Overview

- Modern link detached home
- Bright living room & conservatory
- Fitted kitchen & utility room
- Three bedrooms
- House bathroom
- Enclosed rear garden
- Integral garage & driveway parking
- Will appeal to a wide range of purchasers
- Distant fell views
- Ultrafast Broadband Available



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Ultrafast  
Broadband  
Available



Integral garage &  
driveway parking

Property Reference: K6894



Living Room



Kitchen



Conservatory



Views to Distant Fells

**Property Overview:** 15 Heath Close is situated on the south side of Kendal town centre, nestled in a quiet and desirable cul-de-sac that fosters a strong sense of community. Despite its peaceful location, the property remains conveniently close to essential amenities. Primary and secondary schools, local shops, and Oxenholme mainline railway station are all within easy reach, ensuring that daily necessities and travel options are readily accessible.

As you enter the home, the entrance hall features a cloakroom on the left, equipped with a W.C and a wash hand basin. The living room is bright and airy, with a front-facing window that offers an open view of the front garden. A polished fireplace with a living flame and a polished inset and hearth adds warmth to the space.

The dining area provides ample space for family meals, with sliding patio doors that lead to a sunny conservatory. The conservatory opens directly to the rear garden, creating a seamless indoor-outdoor connection.

The kitchen is fitted with a range of wall, base, and drawer units, complemented by worktops and an inset stainless steel sink with a drainer. It includes a built-in oven with a four-ring gas hob, a stainless steel cooker hood with an extractor and space for an under-counter fridge.

Adjacent to the kitchen, the utility room offers additional storage with wall and base units, space for a tumble dryer and plumbing for a washing machine. A door provides access to the rear garden and another connects you to the integral garage.

Upstairs, the landing has a side window that lets in natural light. There's access to the loft and an airing cupboard that houses the hot water cylinder and shelving for linens.

The property has three bedrooms - two spacious doubles and a generous single. The main bedroom at the front features fitted furniture, including wardrobes, overbed storage, and bedside tables. The second bedroom overlooks the rear garden with views of the distant fells. The third bedroom, a sizable single, also facing the front.

The house bathroom is finished with complementary tiled flooring and includes a three-piece suite: a panel bath with a shower over, a WC and a pedestal wash hand basin.

Outside, to the front of the property, a paved driveway provides off-road parking and leads to a path that approaches the front entrance. The well-maintained gardens enhance the home's appeal, with the front featuring a small lawn and shrubbery. A path runs alongside the house, leading to a generously sized, enclosed rear garden that ensures privacy, being particularly safe for children and pets.

The rear garden is bordered by fencing and includes a paved patio area, a lawn, and planted beds with shrubs. At the bottom of the garden, there is a timber shed for additional storage.

Accommodation with approximate dimensions:

Ground Floor:

Entrance Hall

Cloakroom

Living Room

14' 0" x 13' 1" (4.27m x 3.99m)

Dining Room

9' 8" x 7' 8" (2.97m x 2.34m)

Conservatory

10' 6" x 7' 10" (3.21m x 2.41m)

Kitchen

9' 10" x 7' 8" (3.00m x 2.34m)

Utility Room

10' 3" x 6' 3" (3.14m x 1.93m)

First Floor:

Landing

Bedroom One

12' 9" x 8' 6" (3.89m x 2.60m)

Bedroom Two

11' 1" x 8' 10" (3.38m x 2.71m)

Bedroom Three

7' 10" x 7' 1" (2.41m x 2.16m)

House Bathroom

**Parking:** Driveway and integral garage provide ample off-road parking.

**Integral Garage** 17' 1" x 8' 2" (5.23m x 2.49m)

**Services:** Mains electricity, mains gas, mains water 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:** ///trade.taps.reason

Located to the southwest of the Market Town of Kendal, the property is accessible from Milnthorpe Road (A6). Turn onto Vicarage Drive and then take the right turn at the top onto Stainbank Road. Continue along this road, taking the second right into Heath Close, where number 15 is situated at the end of the cul-de-sac. Alternatively, from Brigsteer Road, turn onto Underwood, continue onto Stainbank Road, and then turn left into Heath Close.



Bedroom One



Bedroom Two



Bedroom Three



Rear Garden

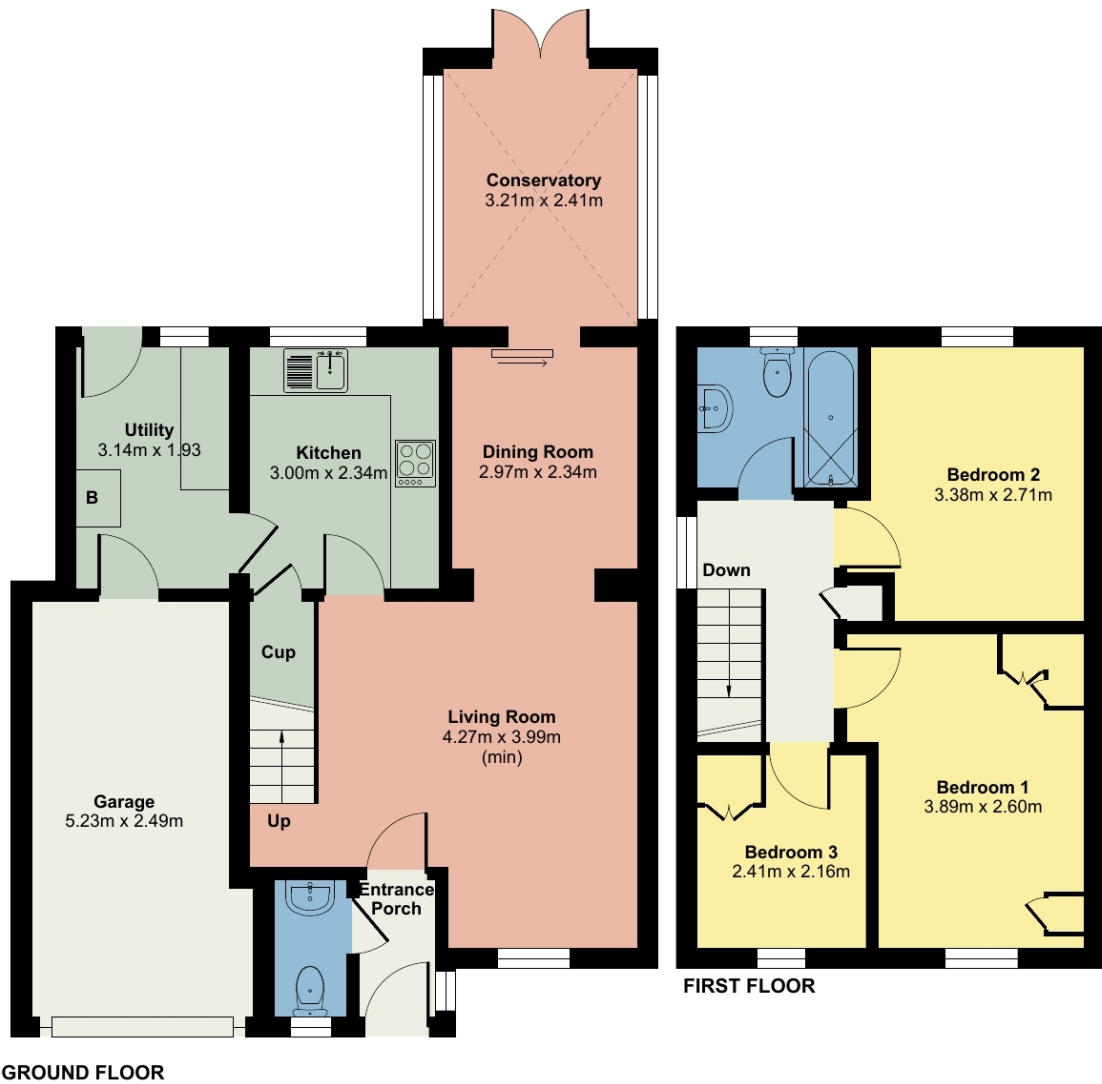
# Heath Close, Kendal, LA9

Approximate Area = 974 sq ft / 90.4 sq m

Garage = 146 sq ft / 13.5 sq m

Total = 1120 sq ft / 103.9 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: 1166180

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