



25 Grasmere Crescent, Kendal

Guide Price £240,000



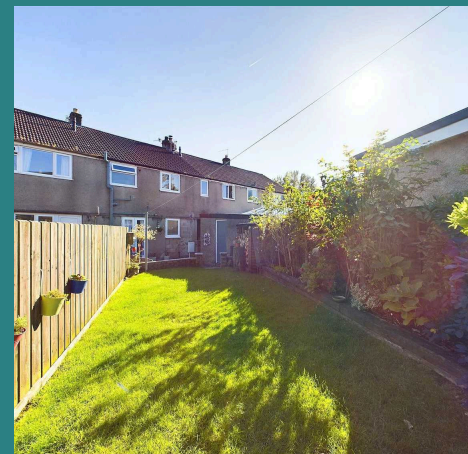
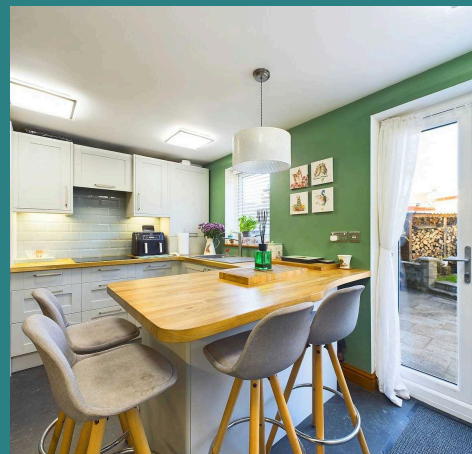
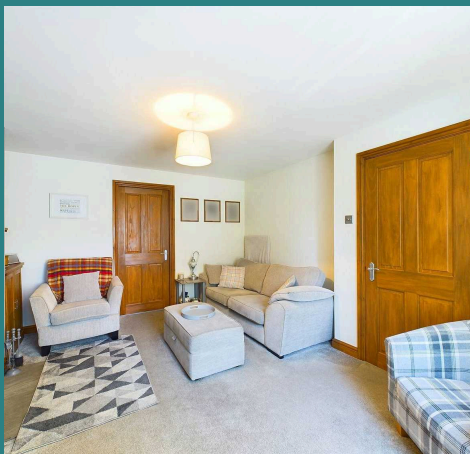


25 Grasmere Crescent

Kendal

Situated in a popular residential area, this charming 3-bedroom mid-terraced house is the perfect family home. The living space is complete with a cosy log burning stove, creating a warm and inviting atmosphere. The high-finish fitted kitchen is a chef's dream, boasting a bespoke central island with wooden worktops, modern attributes and inbuilt appliances, including French doors leading out to the established garden - a lovely spot for enjoying morning coffee or hosting weekend barbeques. Upstairs, you'll find three bedrooms and a family bathroom, offering ample space for the whole family to unwind and recharge. With off-road parking included.

Venture outside to the delightful garden at the rear of the property, where a gated and private space awaits. The lawn is perfect for children to play and pets to roam. The terrace provides a wonderful alfresco dining area, ideal for summer gatherings with friends and loved ones. And don't forget the off-street parking for two vehicles - a rare find in this sought-after neighbourhood. With a range of shops, parks, and schools nearby, everything you need is within easy reach, making this house a true home for those looking to embrace family living to the fullest. Don't miss out on this opportunity to make this beautiful property your own.



Leaving Kendal along Shap Road, take a right-hand turn into Appleby Road, followed by a right-hand turn into Sandylands Road. Follow the road along the speed bumps and take a left-hand turn after the playground into Peat Lane. Take the second right, turning into Grasmere Crescent, and the property is located on the left-hand side.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

ENTRANCE HALL

6' 4" x 3' 8" (1.93m x 1.12m)

To the front of the property, the entry door leads into the hall. Stairs rise to the first-floor landing.

LOUNGE

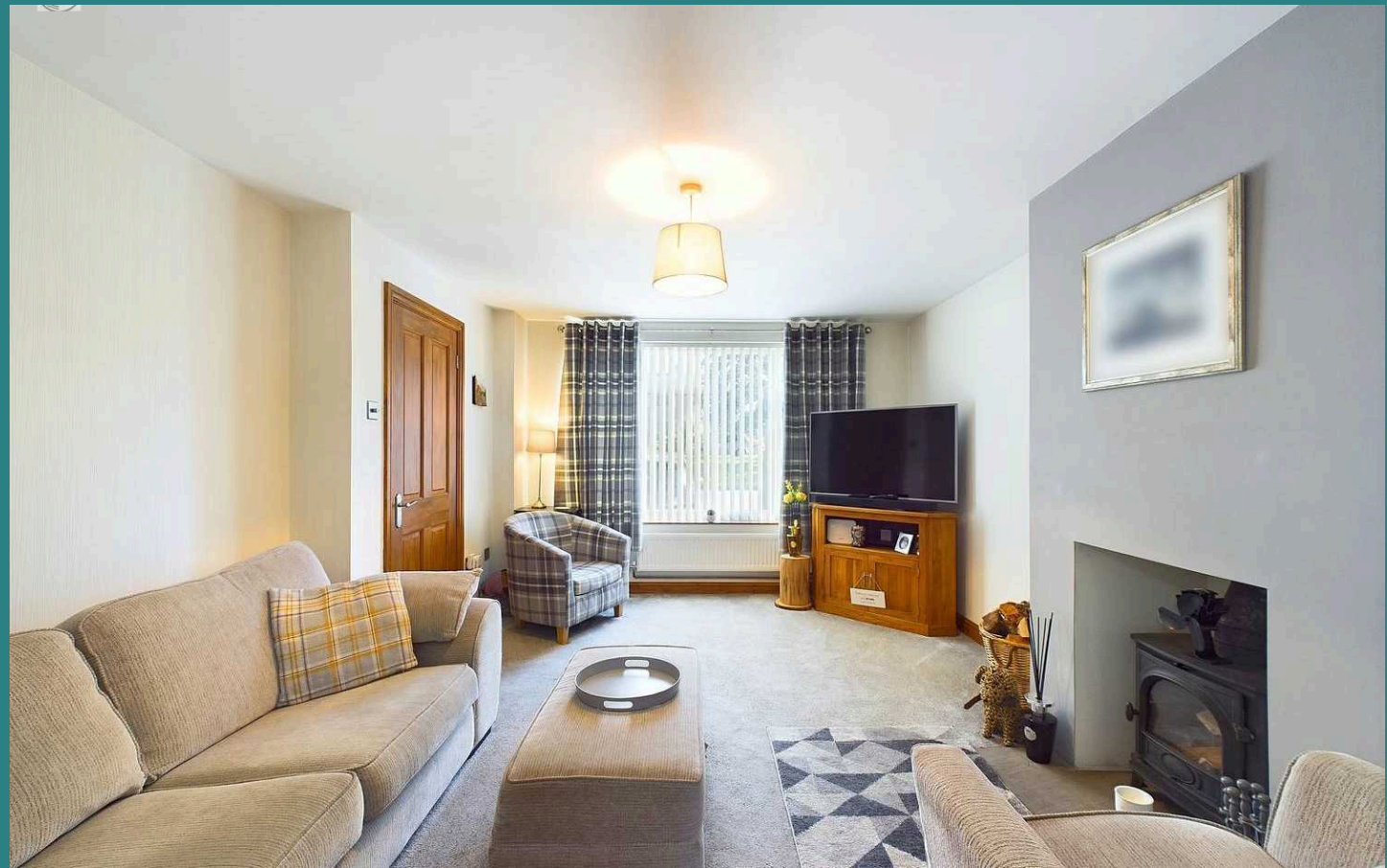
14' 2" x 10' 11" (4.32m x 3.32m)

A recessed fireplace housing a log burner. There is a radiator and a window on the front aspect and a hide away cupboard under the stairs. Door opens to the kitchen/dining area.

KITCHEN/DINER

9' 3" x 14' 8" (2.82m x 4.46m)

The kitchen has a range of fitted storage units with a floor to ceiling fridge & freezer, an already fitted dishwasher and washing machine and a bespoke worktop/dining space with seating. There is a window and patio doors leading to the rear aspect of the property.





FIRST FLOOR LANDING

8' 9" x 5' 9" (2.67m x 1.76m)

The landing has doors opening to the three bedrooms and the family bathroom, a door opening to a spacious storage cupboard and an access hatch to the loft space.

BEDROOM ONE

14' 3" x 9' 3" (4.34m x 2.83m)

This double room has a built-in wardrobe, a radiator, a built in cupboard and a window to the front.

BEDROOM TWO

9' 4" x 7' 9" (2.85m x 2.35m)

Bedroom with window to the rear, looking over the garden.

BEDROOM THREE

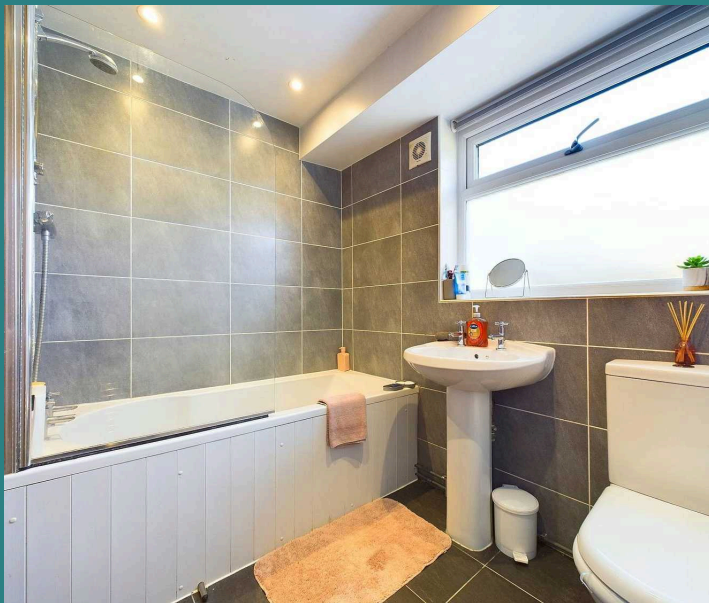
8' 11" x 7' 3" (2.71m x 2.20m)

Another bedroom with a window to the front aspect.

FAMILY BATHROOM

5' 7" x 7' 3" (1.69m x 2.22m)

This bathroom is fully tiled, and the suite comprises a bath with a shower over a screen, a pedestal wash hand basin, a W.C. and a window with privacy glazing to the rear aspect.



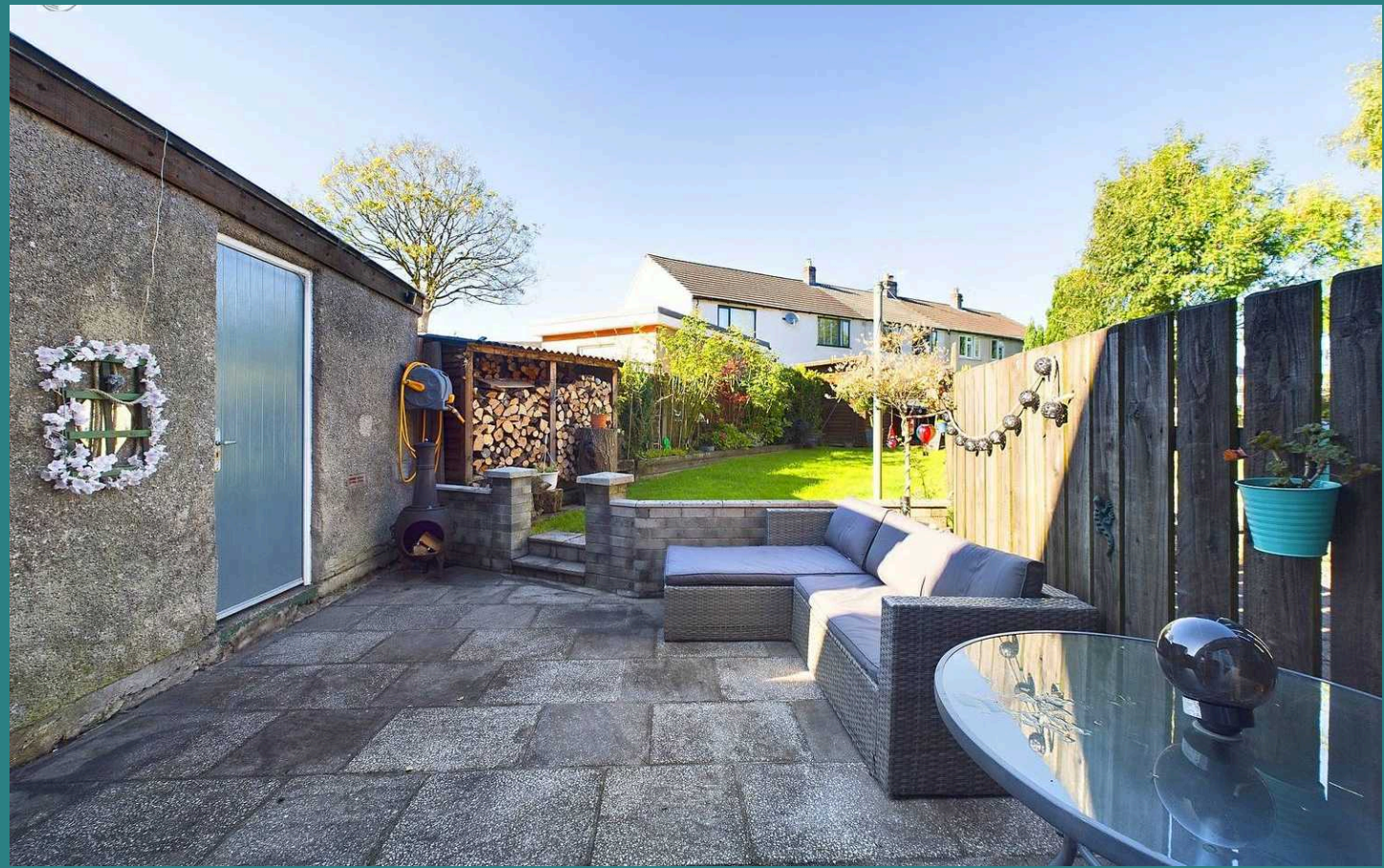
Garden

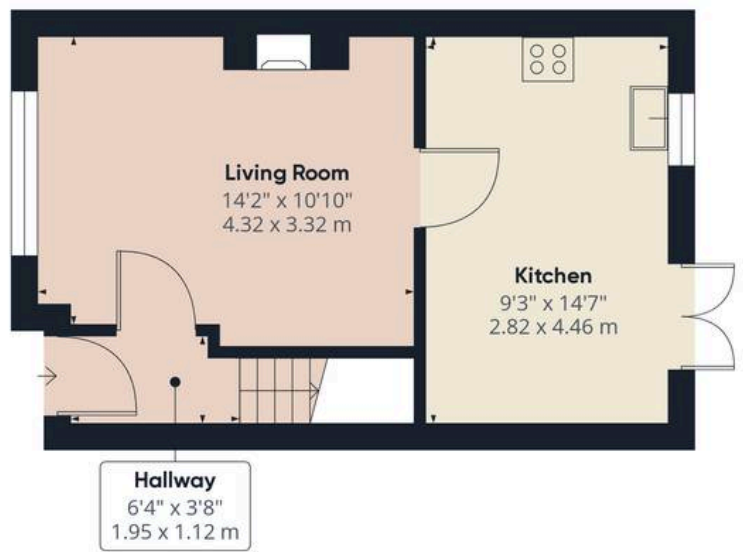
To the rear of the house, you will find a gated and private area comprising a lawn, perfect for families with children and the paved terrace offering space for outside entertaining. Including a handy outside store with power, shed, established boundary planting and a wood store. Access is via the kitchen and the flying freehold covered walkway which is shared between the neighbouring property.

Off street

2 Parking Spaces

Driveway providing off street parking for two vehicles.

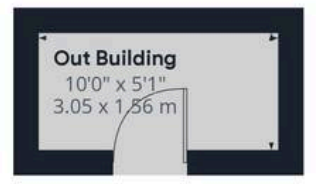




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾
737.22 ft²
68.49 m²

(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.

Calculations are based on RICS IPMS 3C standard.



Arnold Greenwood Estate Agents

Arnold Greenwood Solicitors, 8-10 Highgate - LA9 4SX

01539733383

kendal@arnoldgreenwood.co.uk

www.arnoldgreenwoodestateagency.co.uk/



Whilst every care has been taken in the preparation of these sales particulars, they are for guidance purposes only and no guarantee can be given as to the working condition of the various services and appliances. Measurements have been taken as accurately as possible but slight discrepancies may inadvertently occur. The agents have not tested appliances or central heating services. Interested applicants are advised to make their own enquiries and investigation before finalising their offer purchase. Money Laundering In the event of prospective purchasers making an offer on a property, in relation to the Money Laundering Regulations photographic ID and Utility bill showing your address will be required. Please contact the office for their information.