



14 Kirkbie Green, Kendal
£347,000



14 Kirkbie Green

Kendal, Kendal

A well proportioned detached residence pleasantly located in this small development built by Alfred McAlpine Homes in 1998 close to Thorny Hills and to the foot of Castle Hill.

Situated in a convenient town centre location being only a short walk to the market town amenities which include local shops, restaurants and schools together with Kendal Castle, Gooseholme Green and the River Kent.

Nestled in a sought-after and peaceful residential area, this detached family property offers a rare opportunity to own a charming 3-bedroom house. As you step through the front door, you are greeted by a well-proportioned entrance hall which leads off to the sitting room and a separate dining room, creating the perfect space for entertaining family and friends. The spacious kitchen with additional dining area is ideal for family meals and gatherings. The property boasts three double bedrooms, perfect for a growing family or visitors, along with a family bathroom, en-suite, and a convenient downstairs toilet. Further enhancing the appeal are the well-kept gardens to the front and rear, offering a tranquil outdoor retreat. To the rear, an enclosed garden features a well-kept lawn surrounded by stocked borders, complemented by paved patio seating areas for relaxing or alfresco dining.

Conveniently located just a short walk into town, this property also benefits from a garage and driveway parking, ensuring ample space for two cars. With double glazing and gas central heating throughout, the property provides warmth and comfort in every season. This residence offers the perfect blend of peaceful living and modern convenience, making it an ideal choice for those seeking a family home in a desirable location. Don't miss the opportunity to make this delightful property your own and enjoy the serene surroundings it has to offer.

Council Tax band: E

GROUND FLOOR

ENTRANCE HALL

10' 4" x 6' 2" (3.16m x 1.89m)

SITTING ROOM

16' 7" x 10' 10" (5.05m x 3.31m)

KITCHEN

12' 2" x 10' 0" (3.72m x 3.06m)

DINING ROOM

10' 1" x 9' 7" (3.07m x 2.92m)

DOWNSTAIRS TOILET

4' 0" x 3' 3" (1.21m x 0.98m)

FIRST FLOOR

LANDING

9' 5" x 6' 11" (2.87m x 2.11m)

BEDROOM

10' 3" x 9' 11" (3.13m x 3.02m)

BATHROOM

4' 9" x 4' 4" (1.46m x 1.31m)

EN-SUITE

4' 10" x 4' 10" (1.47m x 1.47m)

BEDROOM

9' 7" x 8' 9" (2.92m x 2.67m)

BEDROOM

11' 0" x 7' 1" (3.36m x 2.17m)

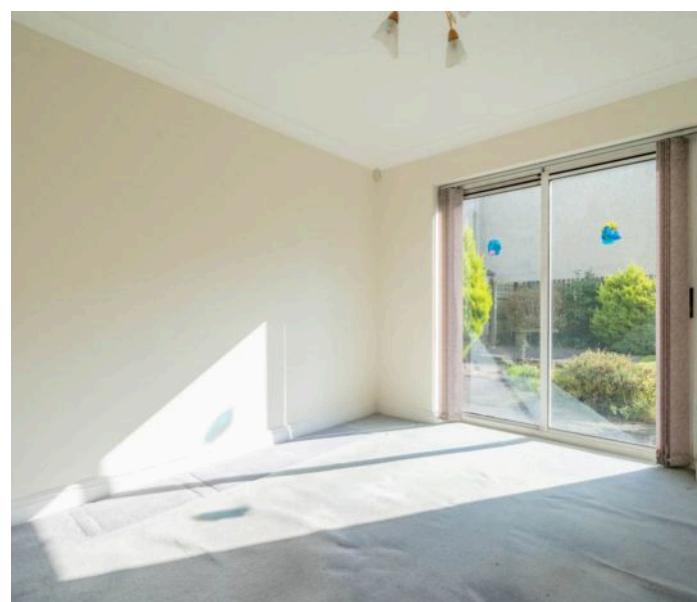
BATHROOM

7' 5" x 6' 7" (2.26m x 2.01m)

EPC RATING D

SERVICES

Mains electric, mains gas, mains water, mains drainage





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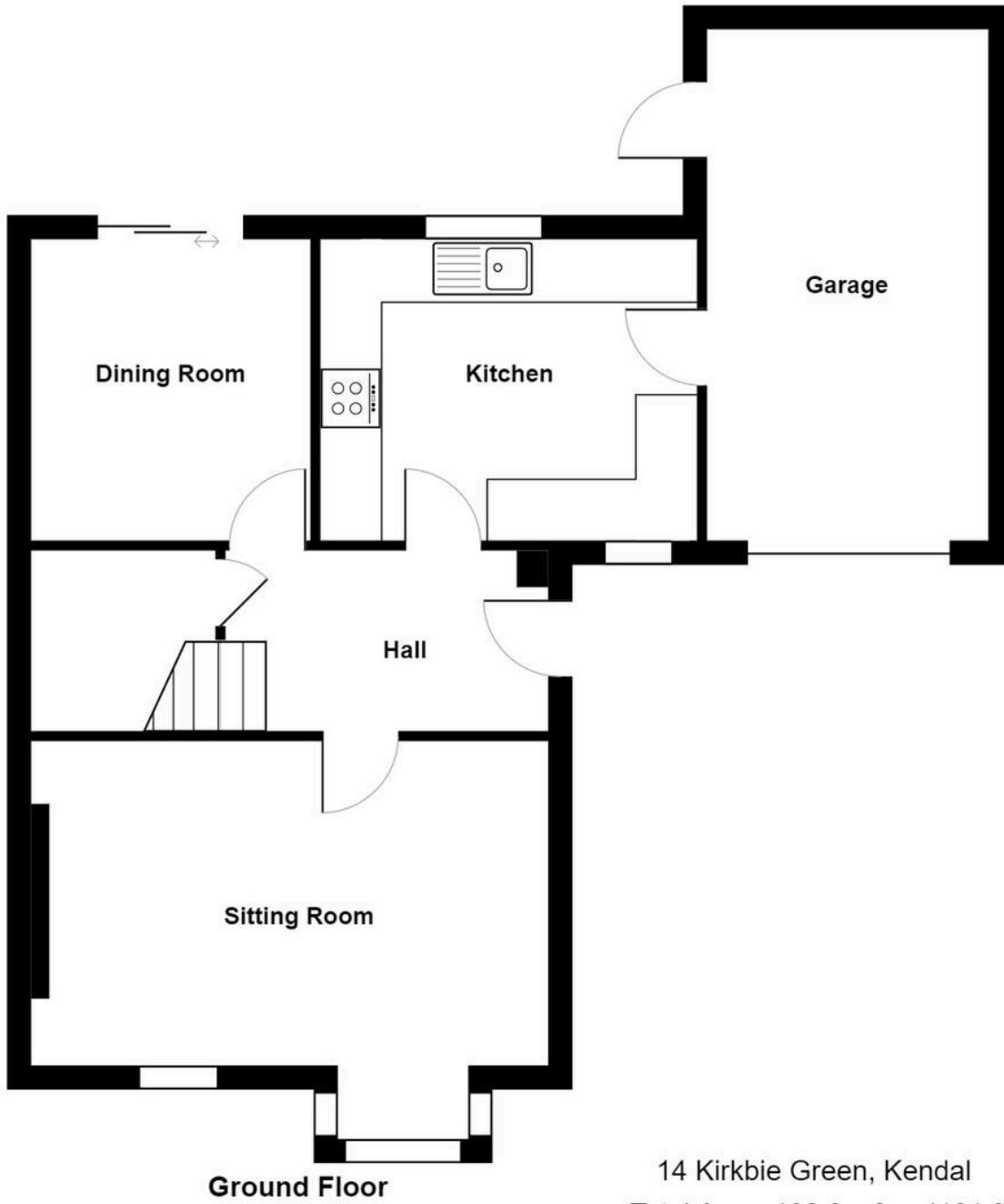
GARDEN

An enclosed garden to the rear with a well kept lawn surrounded by stocked borders and paved patio seating areas running around it. Well kept lawns run at the front of the property and to the side.

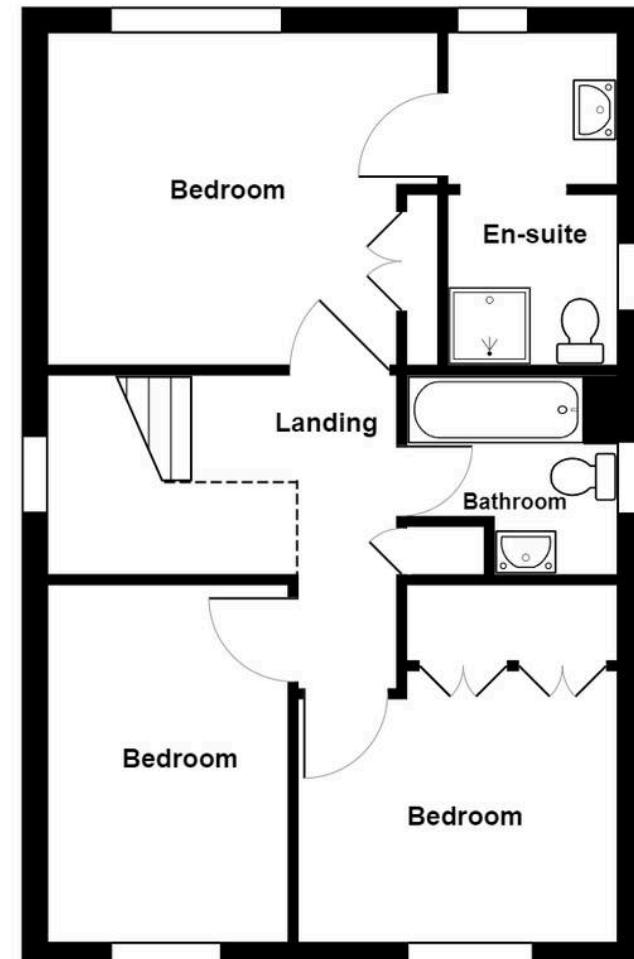
GARAGE

Single Garage





14 Kirkbie Green, Kendal
Total Area: 102.3 m² ... 1101 ft²
For illustrative purposes only - not to scale.
The position and size of features are approximate only.
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