



## Kendal

**£370,000**

13 Horncop Lane, Kendal, Cumbria , LA9 4SR

This beautifully presented traditional stone and slate semi-detached house is located in one of Kendal's most desirable residential areas, just a short stroll from Kendal Green and within easy reach of the town centre. The interior boasts a well-balanced and spacious layout, featuring a welcoming entrance hall, an inner hall, a living room, a dining room and a fitted kitchen. The home also includes three comfortable bedrooms and a family bathroom, making it ideal for both families and those seeking extra space.

The property is equipped with gas central heating, has the benefit of solar pv and retains some beautiful original features, including sash windows. Outside, you will find gardens at both the front and rear, perfect for outdoor enjoyment, as well as off-road parking for convenience. This home offers an inviting atmosphere and is ready for new owners to move in—an appointment to view is highly recommended.

### Quick Overview

Traditional stone and slate semi-detached house

Two reception rooms & fitted kitchen

Three bedrooms

House bathroom and downstairs cloakroom

Front and rear gardens

Off road parking

Walking distance into the town centre

Located in sought after established residential area

Early viewing recommended!

Openreach & Fibribus broadband available



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Openreach  
Broadband



Off Road  
Parking

Property Reference: K6972





Living Room



Living Room



Kitchen



Dining Room

**Property Overview:** Horncop Lane is a desirable residential street in Kendal, known for its peaceful, leafy surroundings and convenient location. Situated close to Kendal Green and within easy reach of the town centre, the lane offers a mix of traditional and modern homes, many with charming features and well-maintained gardens. Residents enjoy the balance of a tranquil neighbourhood setting with easy access to local amenities, schools, and green spaces, making it an ideal spot for families and professionals alike.

Upon entering through the front door, you're welcomed into a spacious entrance hall, which provides convenient access to a cloakroom fitted with a WC and wash hand basin. A door opens to a large storage cupboard, ideal for coats and shoes, which also houses the wall-mounted gas boiler. From the entrance hall, a door also leads seamlessly into the inner hall, connecting to the main living areas of the home and stairs to the first floor.

Stepping into the dining room, you'll find a bright space with a view over the front garden through an original sash window, fitted with secondary glazing. The room is centred around an attractive fireplace with a tiled inset and hearth, complete with an open fire that adds warmth and character. Two fireside alcoves border the fireplace, one of which includes a fitted cupboard, adding a practical storage space.

The living room offers views of the private rear garden through an original sash window, enhanced with secondary glazing. A feature fireplace with a wood-burning stove on a limestone hearth serves as a cosy focal point.

The kitchen features an range of wall and base units, complemented by stylish work surfaces with an inset sink and half with drainer and coordinating part-tiled walls. It includes plumbing for a washing machine and dishwasher and space for a fridge/freezer. Two double glazed windows provide lovely views over the rear garden and a door offers direct access to the outside of the property.

As you ascend the stairs to the first floor, a window illuminates the landing which provides access to the loft space. This area leads to three well-sized bedrooms and the family bathroom.

Bedroom one is a generous double room with a rear aspect, offering lovely views across town and the open countryside. This space also features a built-in wardrobe for added convenience. Bedroom two is another double room, providing a pleasant view to the front of the property. Bedroom three is a single room currently utilised as a home office and it also enjoys a front aspect, making it a versatile space that can easily adapt to your needs. All bedrooms have original sash windows with secondary glazing.

The house bathroom features a three-piece suite, including a panel bath with a shower over, a vanity unit with a wash hand basin and a WC. The room is enhanced by part-tiled walls and a heated towel rail and window.

Completing the picture is the appealing outside space.

At the front of the property, you'll find an easy-to-manage garden alongside off-road parking for convenience. Adjacent to the front door is a practical outdoor store, perfect for storing bikes and other equipment. A pathway leads around to the rear garden, which features a decorative stone patio area ideal for outdoor entertaining and steps that lead up to a lush lawn bordered by well-stocked flower beds. There is a smaller patio with views in several directions and a storage shed and a woodshed.

**Accommodation with approximate dimensions:**

Ground Floor



Entrance Hall

Cloakroom

Inner Hall

Dining Room 12' 7" x 11' 10" (3.86m x 3.63m)

Living Room 11' 10" x 10' 7" (3.63m x 3.23m)

Kitchen 12' 11" x 9' 8" (3.96m x 2.95m)

First Floor

Landing

Bedroom One 12' 7" x 10' 9" (3.84m x 3.30m)

Bedroom Two 11' 10" x 10' 7" (3.61m x 3.23m)

Bedroom Three 9' 8" x 8' 10" (2.95m x 2.71m)

Bathroom

Parking: Off Road Parking

Services: Mains drainage, mains water, mains gas and mains electricity and photovoltaic solar panels.

Council Tax: Westmorland and Furness Council - Band D

Viewing: 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.

Tenure: Freehold

What3Words & Directions ///unhappily.hills.observer

The property can be found by way of Windermere Road turning right onto Green Road which then leads onto Horncop Lane. Number 13 is then found on your right a short way down just after the terrace of Airethwaite.

### Anti-Money Laundering Regulations (AML)

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Bedroom One



Bedroom Two



Bedroom Three



Rear Garden

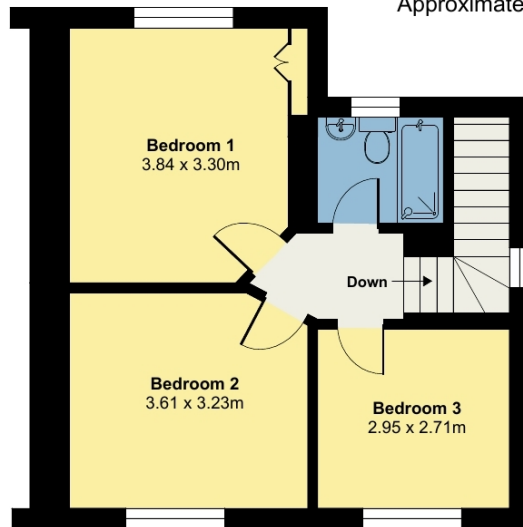
# Horncop Lane, Kendal, LA9

Approximate Area = 1114 sq ft / 103.5 sq m

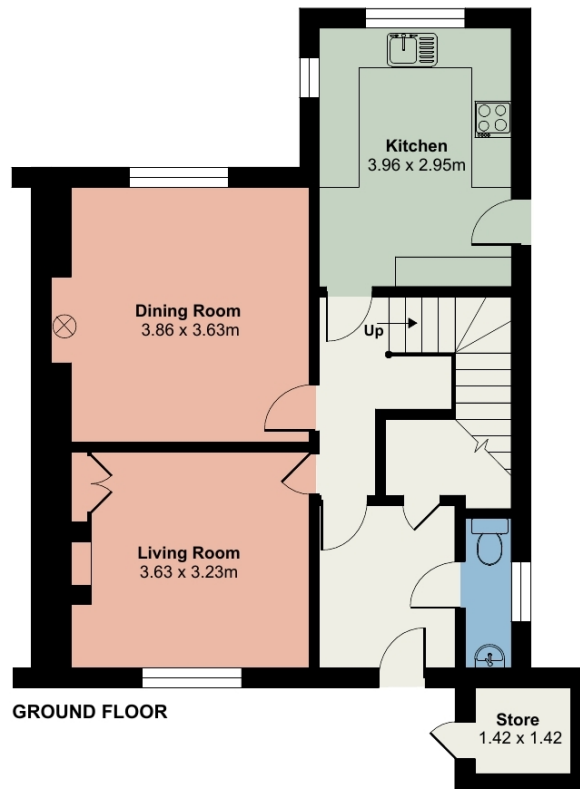
Store = 20 sq ft / 1.8 sq m

Total = 1134 sq ft / 105.3 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Hackney & Leigh. REF: 1209909

A thought from the owners... "On a friendly road, there are walks direct from the house in all directions and views to make you smile."

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