



Kendal

£310,000

42 Castle Grove, Kendal, Cumbria , LA9 7AZ

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The property includes off-road parking with a front lawned garden and a landscaped rear garden set over two levels. The garden provides plentiful room for outdoor entertaining, with a timber shed. Its location offers easy access to Kendal's amenities, the mainline railway station at Oxenholme, Kendal and the M6. Offered to the market with no upward chain, 98 Castle Grove is a must-see to fully appreciate its appeal to a wide range of potential purchasers. Early viewing is highly recommended.

Quick Overview

- Splendid semi-detached home
- Spacious living room
- Excellent fitted kitchen
- Modern three piece suite bathroom
- Three bedrooms
- Benefit of gas central heating & UPVC double glazing
- Located on the popular Castle Estate
- No upward chain - Viewing highly recommend!
- Off road parking
- Openreach & Fibribus broadband



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1



E



Openreach & Fibribus



Off Road Parking

Property Reference: K6977



Living Room



Kitchen



Kitchen



Cloakroom

Property Overview: The property is located in Kendal, known as the Gateway to the Lakes, is conveniently accessible from Junctions 36 and 37 of the M6 motorway. The town's train station connects to Windermere Station and Oxenholme Station, where you can travel to London in under three hours. The Castle Estate has always been popular with families due to its close proximity to both primary and secondary schools. Nearby amenities include doctors' surgeries, Kendal Leisure Centre, and an ASDA supermarket, all just a short distance away. The town centre is within walking distance, and a bus stop located nearby from the house provides regular service, enhancing the convenience of this popular location.

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Accommodation with approximate dimensions:

Ground Floor:

Entrance Hall

Store

Living Room 13' 10" x 12' 7" (4.24m x 3.86m)

Kitchen/Dining Room 21' 5" x 7' 10" (6.55m x 2.41m)

Utility

Cloakroom

First Floor:

Bedroom One 12' 4" x 9' 4" (3.76m x 2.87m)

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Bedroom Three 10' 5" x 8' 2" (3.18m x 2.51m)

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Tenure: Freehold.

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What3Words Location & Directions:

///unwanted.like.puts

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Bedroom One



Bedroom Two



Bedroom Three

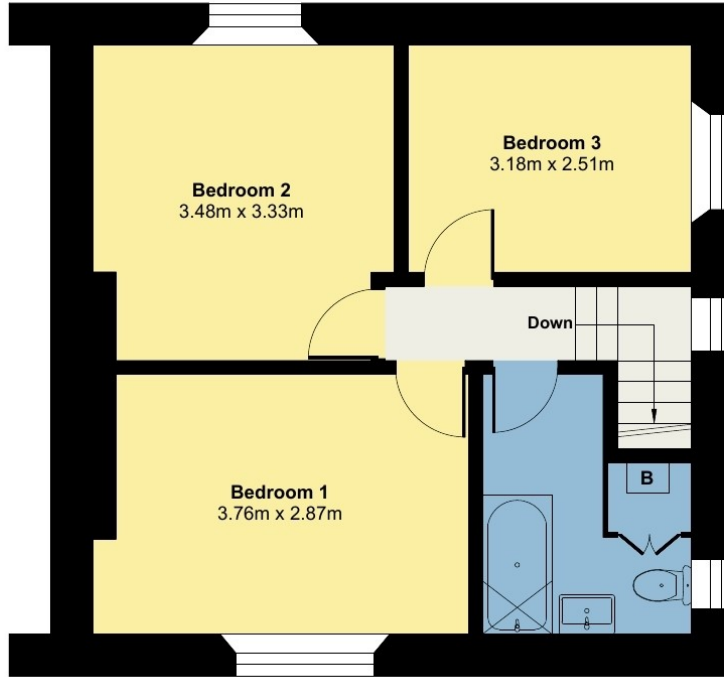


Garden

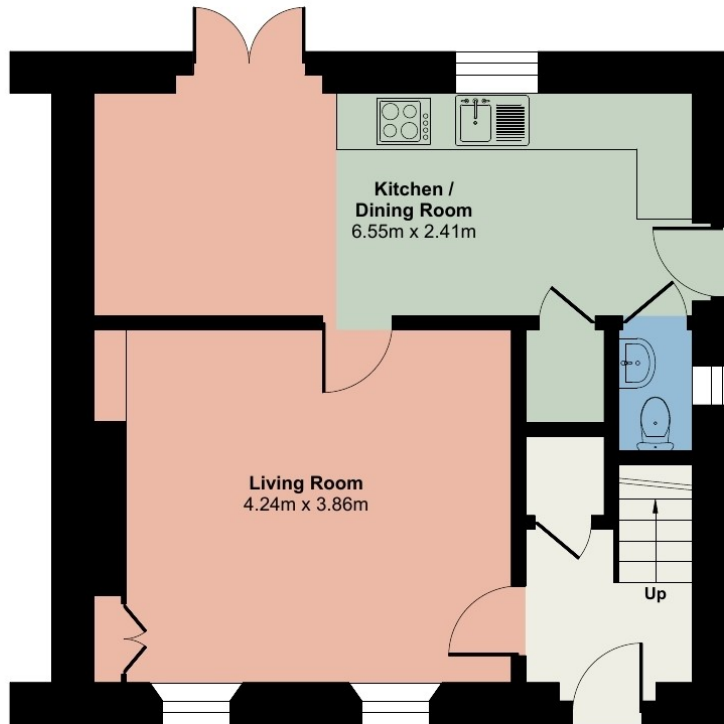
Castle Grove, Kendal, LA9

Approximate Area = 910 sq ft / 84.5 sq m

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FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Hackney & Leigh. REF: 1210613

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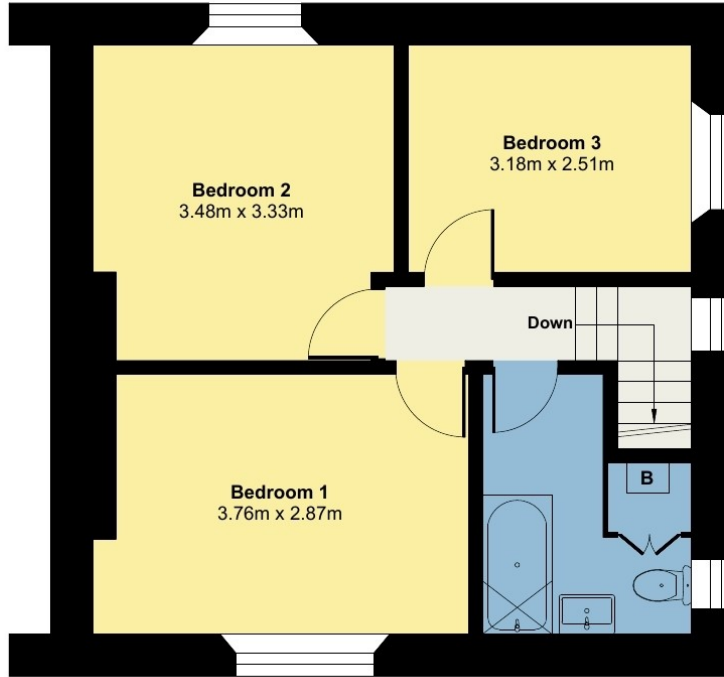


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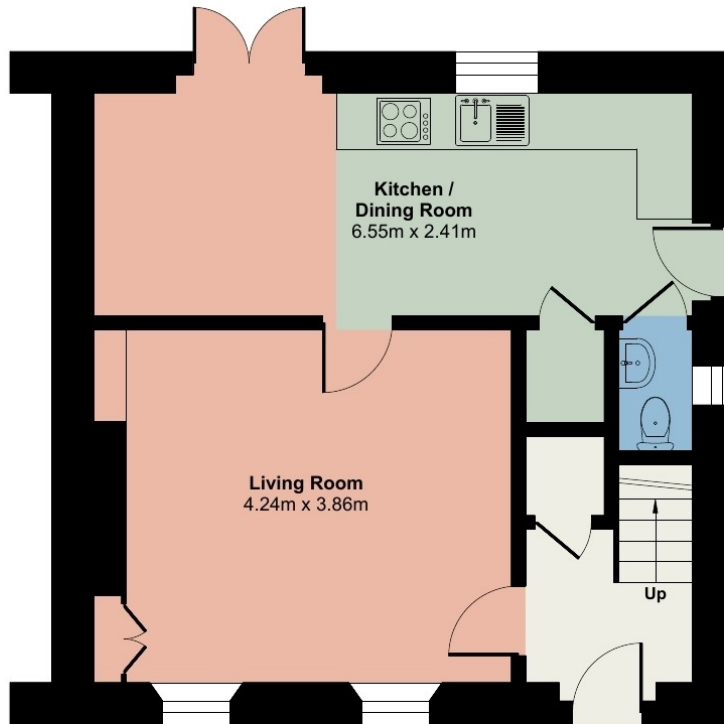
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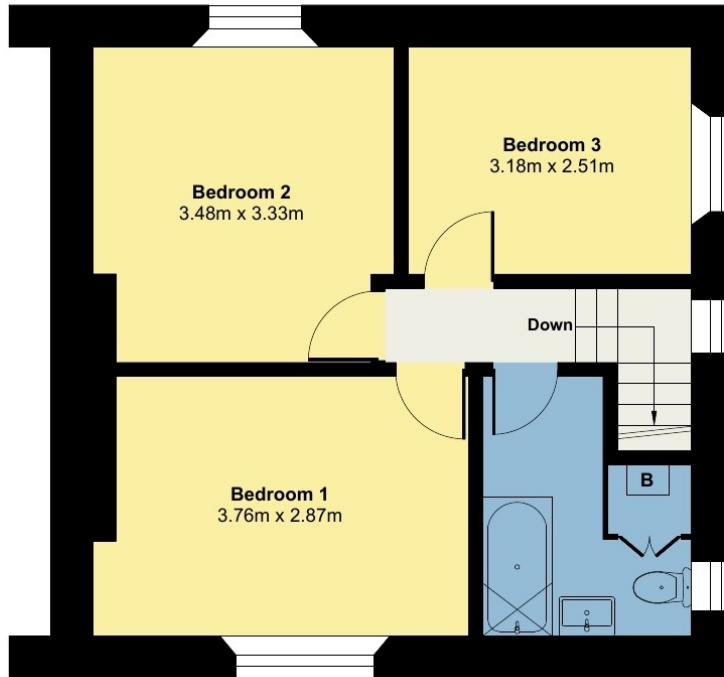


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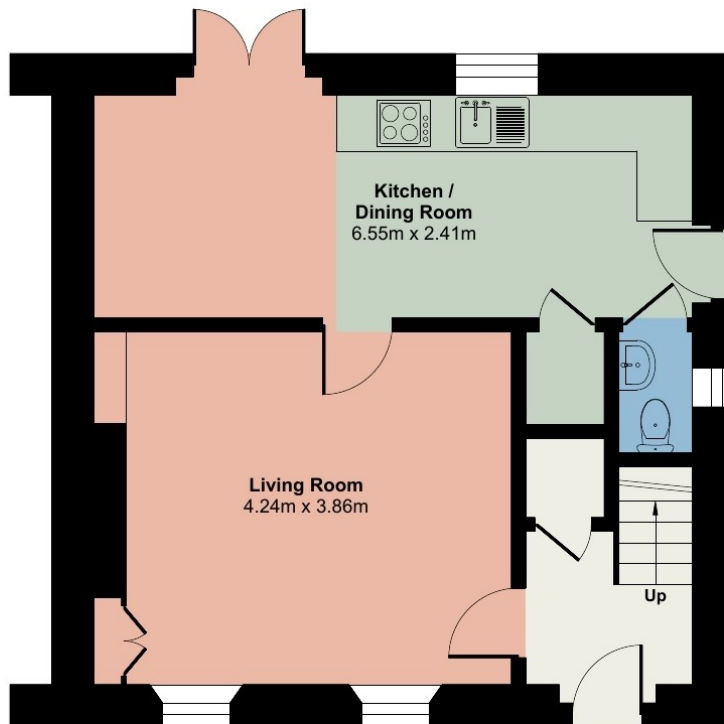
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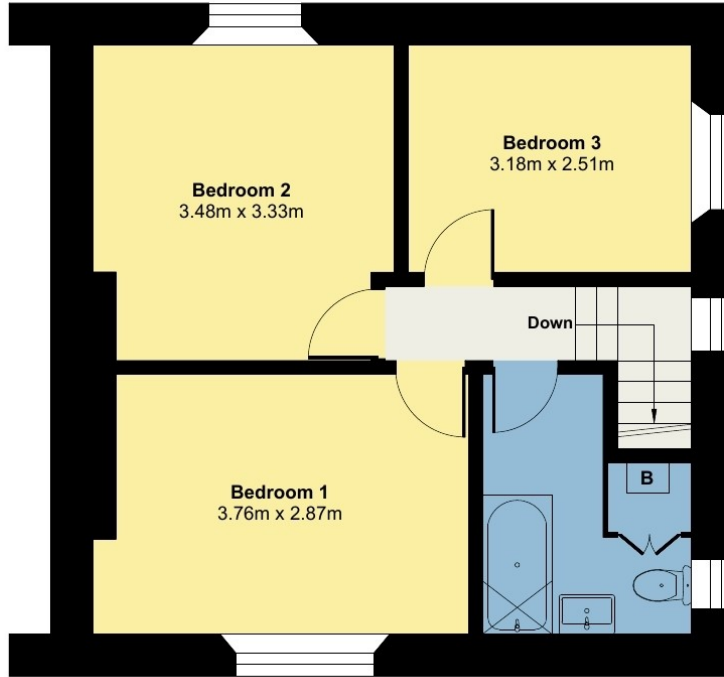


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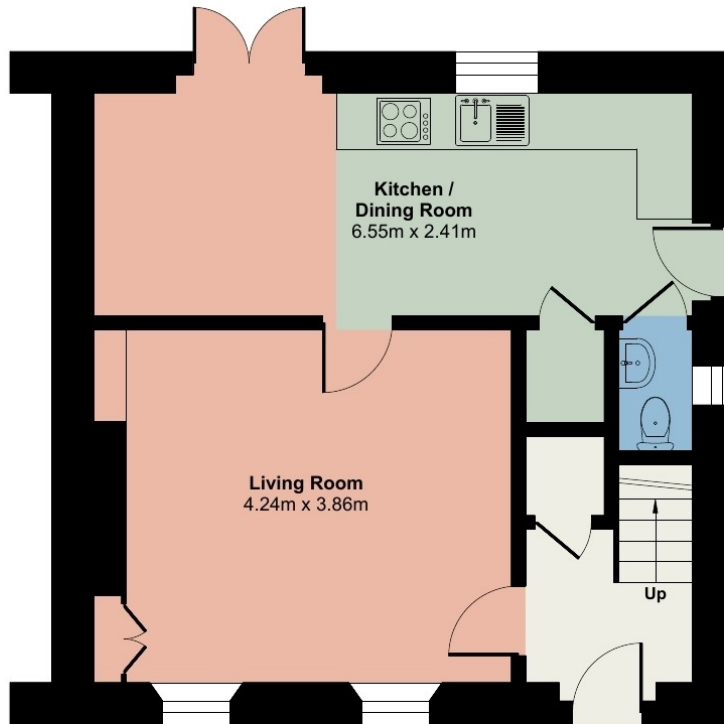
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