



# Kendal

£295,000

49 Laurel Gardens, Kendal, Cumbria , LA9 6FE

Stepping through the front door into this spacious three bedroom semi-detached family home, you will find well-balanced accommodation, set within a good sized plot. It is perfectly situated within level walking distance to the town centre, or just a short walk to the end of the estate you can use the convenient local regular town bus service. The development boasts easy access to schools, shops and the Kendal bypass, which is the 'doorstep' to the beautiful Lake District

Entering through the front door into the entrance hall gives access to the living room and stairs to the first floor, having space for hanging your coats beneath.

## Quick Overview

Semi-detached property

Excellent fitted kitchen

Three bedrooms

Spacious living room

Impressive garden

Garage

No upward chain

Tucked away location in cul de sac position

Allocated parking

Ultrafast Broadband\*



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Ultrafast  
Broadband  
available



Allocated  
parking

Property Reference: K6989



Living Room



Living Room



Dining Room



Kitchen

The appealing through living room opening into the dining room enjoys a double open aspect to the front and rear gardens. The living room is spacious and is perfect for spending time with family and friends. It is also perfect for cosy winter evenings in front of the fire. Double patio doors off the dining area lead out to the enclosed rear large paved patio area and garden.

Leading into the fitted kitchen which has a range of wall, base and drawer units, with complimentary work surfaces with inset stainless-steel sink and integrated appliances including a 4 ring gas hob, Ariston oven, a washing machine and recess for fridge/freezer. The kitchen also houses the boiler. This room overlooks a landscaped relaxing rear garden.

Ascending to the first floor, is a light and airy spacious landing with an a cupboard having built in shelving for linen. On this floor you will find a family bathroom and three bedrooms.

The property boasts two generously sized double bedrooms and a cosy single bedroom, ideal for a home office, walk in wardrobe or nursery. A well-equipped house bathroom comprises of a WC, wash basin and panelled bath with shower over.

To the front of the house is an established low maintenance front garden, perfect to enjoy the outlooks, with a side gate into the enclosed rear garden there is a patio area with a decorative slate chippings, mature trees and shrubs, creating a perfect place for relaxation.

Accommodation with approximate dimensions:

Ground Floor:

Entrance Hall

Living Room 13' 3" x 12' 7" (4.06m x 3.84m)

Dining Room 9' 7" x 8' 2" (2.93m x 2.51m)

Kitchen 10' 5" x 7' 4" (3.18m x 2.24m)

First Floor:

Landing

Bedroom One 12' 7" x 8' 11" (3.86m x 2.74m)

Bedroom Two 10' 11" x 9' 6" (3.35m x 2.90m)

Bedroom Three 7' 1" x 6' 7" (2.18m x 2.01m)

Bathroom

Garage 20' 0" x 9' 4" (6.10m x 2.87m) Power points for convenience of housing extra white goods.

Parking: Allocated parking for one vehicle and a garage.

### Property Information:

**Tenure:** Freehold.

**Council Tax:** Westmorland and Furness Council - Band C.

**Services:** Mains gas, mains water, mains electricity and mains drainage.

**Energy Performance Certificate:** The full Energy Performance Certificate is available on our website and also at any of our offices.

### What 3 Words & Directions:

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Situated on the popular Briery Meadows development, Laurel Gardens can be found from Kendal town centre by taking the Windermere road and turning right into Burneside Road. Follow the road along under the railway bridge, taking the left turning onto the development. Carry along this road, bear right as the road forks into Laurel Gardens and then turn first left. Follow the road down to find number 49 is the second one on your right hand side down the driveway fronting a small green area.

**Viewing:** Strictly by appointment with Hackney & Leigh Kendal Office.

**Disclaimer:** All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. \*Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage-on-16/08/2024>.

### Anti Money Laundering Regulations

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



Garden

# Laurel Gardens, Kendal, LA9

Approximate Area = 808 sq ft / 75.1 sq m

Garage = 190 sq ft / 17.6 sq m

Total = 998 sq ft / 92.7 sq m

For identification only - Not to scale



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: 1219316

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Request a Viewing Online or Call 01539 729711