



12 Station Road, Staveley

Guide Price £420,000





## 12 Station Road

Staveley, Kendal

\*\*\* Launch day 19th October.

Nestled within the picturesque confines of the sought-after village location of Staveley, this charming 3-bedroom semi-detached house offers a warm and inviting space to call home.

Now ready for updating the ground floor features a living room, downstairs wc, sunroom, breakfast kitchen and dining room that is situated conveniently off the kitchen and offers a cosy spot for enjoying meals with family and friends.

Upstairs you will find three bedrooms and a shower room.

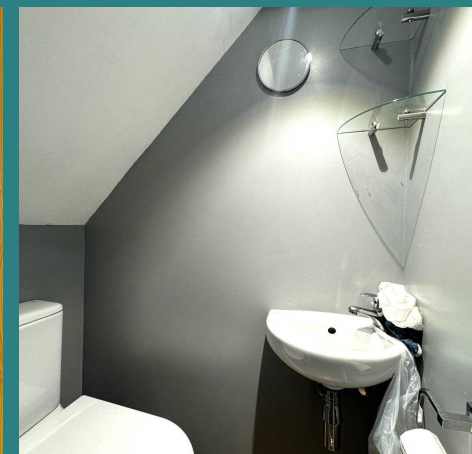
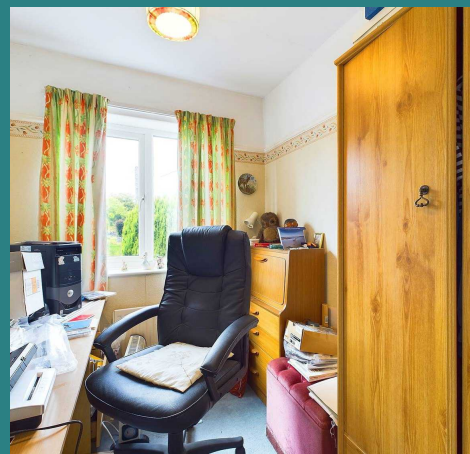
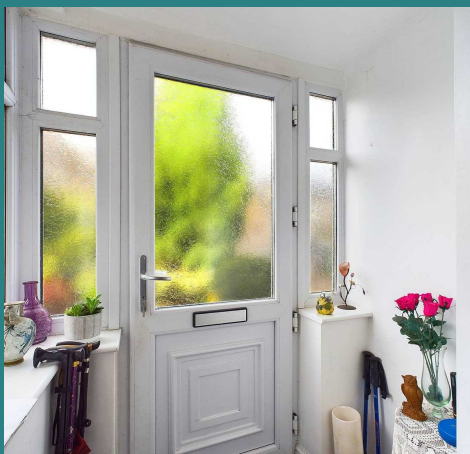
Stepping outside, there is a well-maintained garden, providing a serene outdoor space to enjoy the beauty of nature. A garage and driveway provide parking adding to the convenience of this property.

This home is located in a popular Lakeland village location. Residents will benefit from the close proximity to local amenities, including shops, cafes, and a school.

Travelling from Kendal towards Windermere, take the first right hand turn signposted for Staveley. Continue through the village along Main Street and take a left hand turn after the pedestrian crossing onto Station Road, number 12 can be found on the left-hand side identified by our For Sale board.

Council Tax band: D

Tenure: Freehold



### Entrance Porch

2' 2" x 4' 5" (0.67m x 1.34m)

Entrance porch, perfect for shoes and coats.

### Hallway

13' 6" x 4' 11" (4.12m x 1.49m)

Doors into the living room, kitchen, downstairs WC and stairs to the first floor.

### Lounge

10' 5" x 10' 6" (3.18m x 3.20m)

The lounge has a large bay window to the front aspect and a gas fire.

### WC

3' 10" x 2' 3" (1.17m x 0.68m)

Under stairs WC has glass shelving and small wash hand basin.

### Kitchen

9' 1" x 16' 5" (2.76m x 5.01m)

Breakfast kitchen has a door leading to the dining room and a door leading into the sunroom. This is a generous kitchen with plenty of units and complimentary work tops, built-in double oven, Belling induction hob with extractor fan over, space for upright fridge freezer and a stainless steel kitchen sink with window looking out onto the rear garden.

### Dining Room

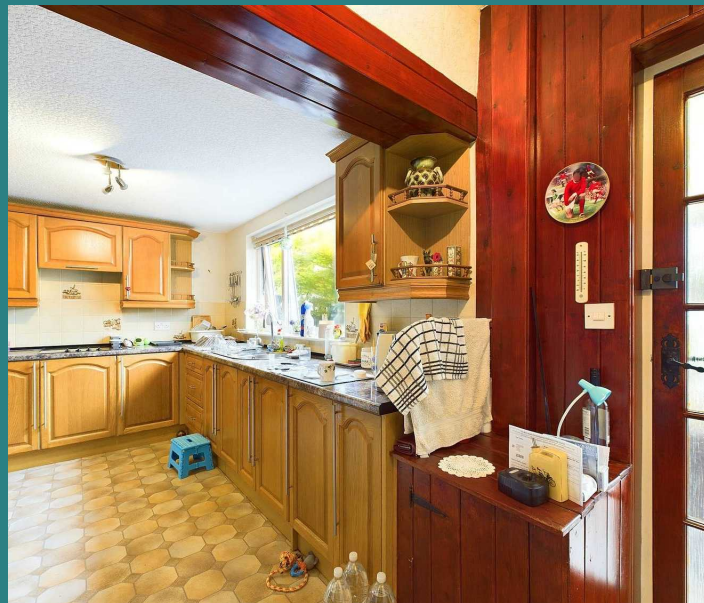
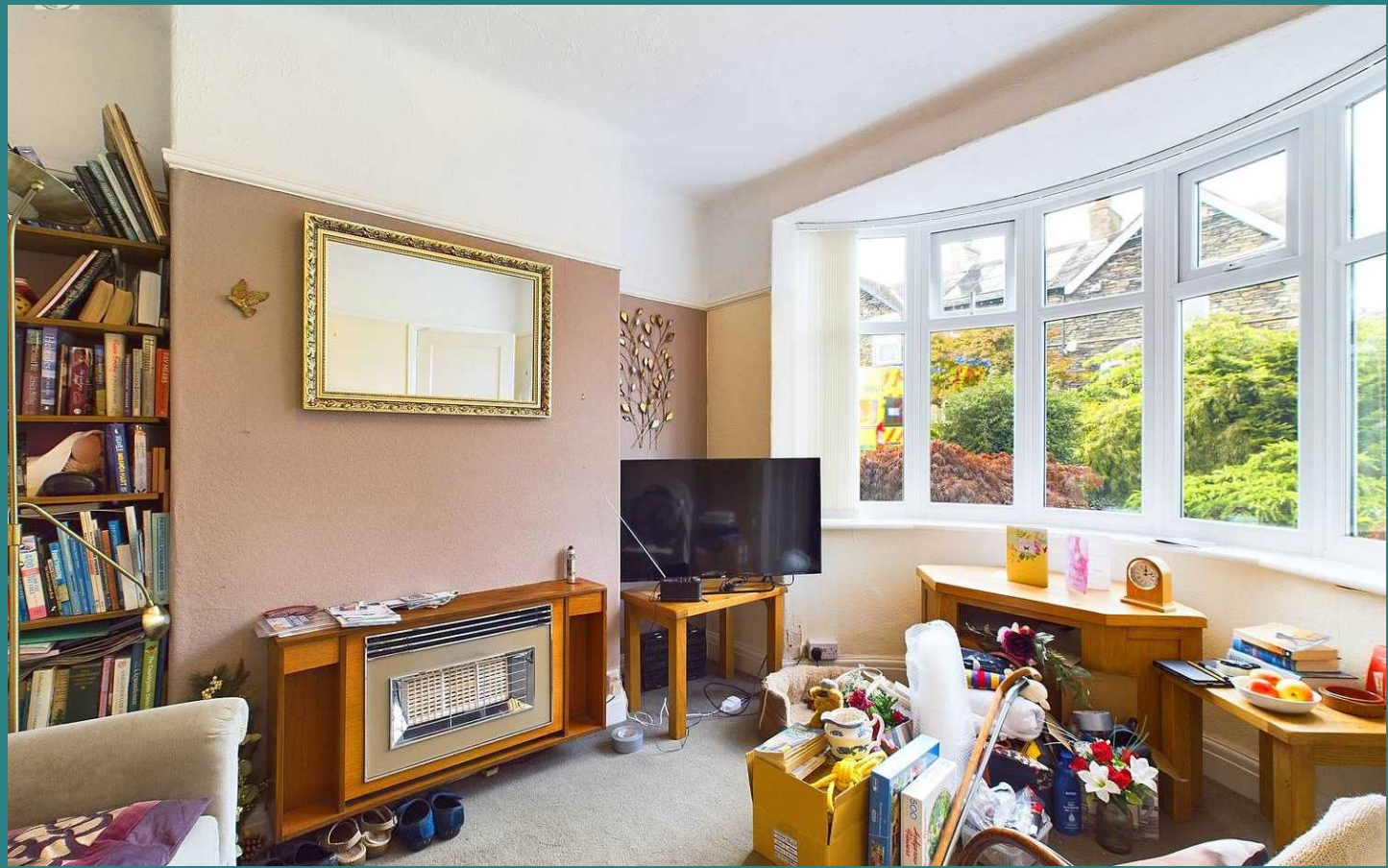
12' 6" x 10' 6" (3.82m x 3.19m)

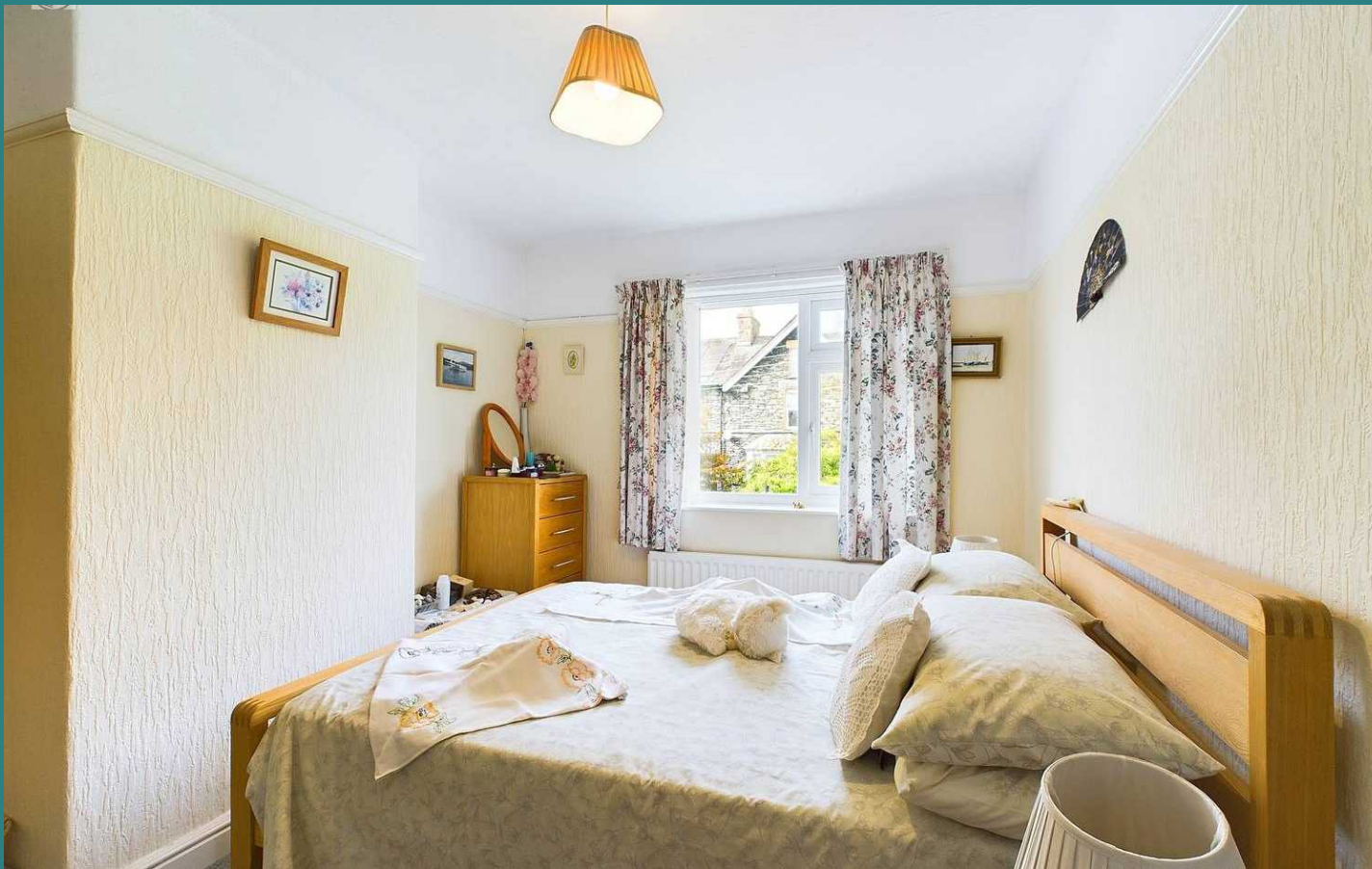
The dining room/second reception has a coal effect gas fire, a cupboard housing the Ideal boiler and sliding patio doors into the sunroom.

### Sunroom

6' 10" x 14' 4" (2.08m x 4.36m)

A lovely bright sunroom looking out onto the rear garden.





### Landing

8' 10" x 5' 1" (2.70m x 1.56m)

The landing has a window looking onto the side aspect, doors lead to the three bedrooms and shower room, loft access.

### Bedroom 1

12' 5" x 10' 3" (3.78m x 3.13m)

The first bedroom has a window to the front aspect.

### Bedroom 2

The second bedroom has a window to the rear aspect with built in cupboards.

### Bedroom 3

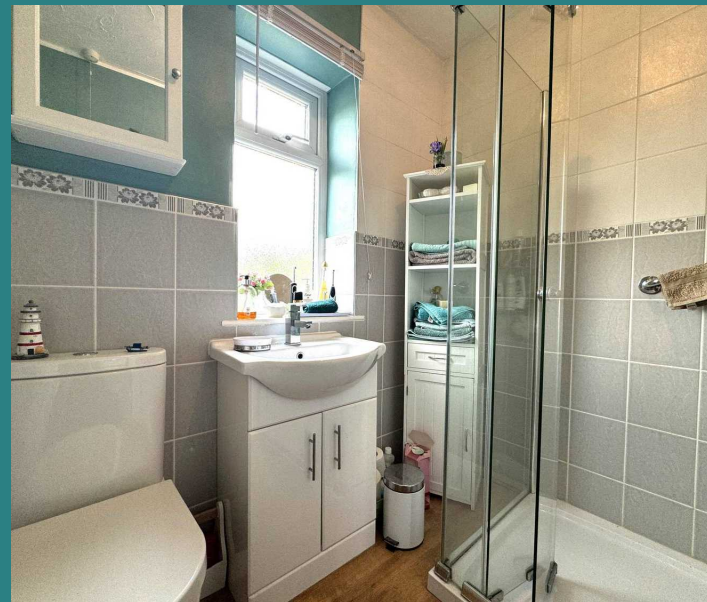
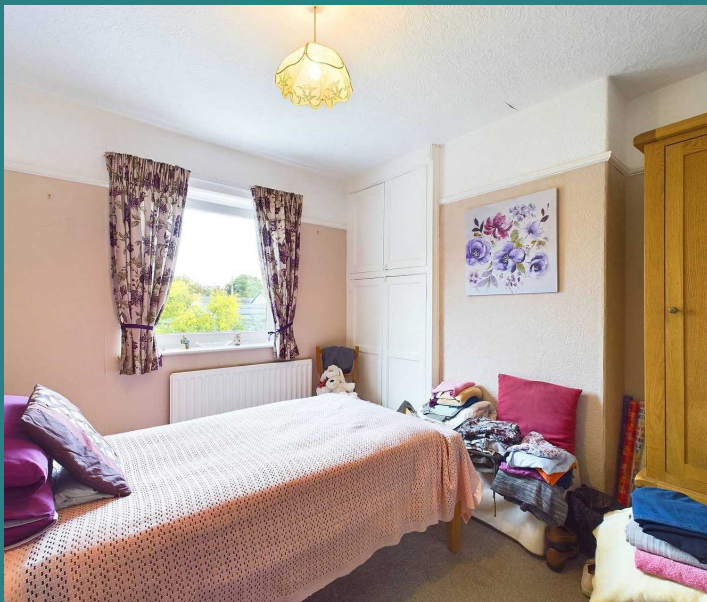
7' 3" x 6' 5" (2.22m x 1.95m)

The third bedroom is a box room and is currently used as an office, it has a window to the front aspect.

### Shower Room

6' 8" x 5' 0" (2.02m x 1.53m)

The shower room has a Aqua electric shower, vanity wash hand basin and WC.



## Garden

Cottage garden to the rear with seating areas.

## Garage

Single Garage

## Driveway

1 Parking Space





Ground Floor



Floor 1



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