



# Kendal

£250,000

7 High Sparrowmire, Kendal, Cumbria , LA9 5PD

Set on High Sparrowmire, Kendal, this delightful three-bedroom semi-detached house offers a perfect blend of comfort and convenience. Ideal for families or for a first time buyer, this property is ready to welcome you.

7 High Sparrowmire is located a short distance away from Kendal town, which offers a wealth of local amenities. Enjoy a variety of shops, cafes, and restaurants, as well as excellent schools, healthcare facilities, and recreational options. The town is well-connected with public transport links, making it easy to explore the beautiful Lake District and beyond.

## Quick Overview

- Semi detached property
- Three bedrooms
- Fitted kitchen
- Spacious living area
- Sun room/ Conservatory
- Private rear garden with open fields beyond
- Splendid views
- Ideal for a first time buyer
- Driveway parking
- Ultrafast broadband\*



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Ultrafast available



Off road parking to front

Property Reference: K7007





Living Room



Kitchen Diner



Kitchen



Conservatory

As you step through the front door, the entrance hall provides a practical space for coats and shoes, setting the tone for the home's thoughtful layout. Access to under stairs storage. The living room, complete with a charming fireplace and an alcove, offers a cosy setting for relaxation and family gatherings. A huge picture window allows generous light.

The fitted kitchen/diner has a range of wall and base units with tiling to walls featuring integrated appliances including a dishwasher, stainless steel sink, extractor fan, five-ring hob and oven. A handy store houses the boiler, keeping everything neat and organised. Adjacent to the kitchen, the sunroom/ conservatory currently serves as a dining area, bathed in natural light, boasting fitted thermal blinds which can keep the room cool in summer and warm in winter, offering access to a utility room equipped with plumbing for a washer/dryer, a WC and a wash basin.

Upstairs, you'll find two spacious double bedrooms, each with built-in wardrobes, providing ample storage solutions. A third single bedroom offers flexibility for a nursery, home office or guest room having a spacious storage space that is currently utilised as a wardrobe. The house bathroom is appointed with a WC and wash basin vanity unit, and a panelled bath with a shower over also featuring a built in mirror storage units ensuring all your family's needs are met.

Bedroom two features access to the loft via pull-down stairs, complete with power, light, and boarding, offering additional storage or potential for conversion.

Outside, the property boasts driveway parking at the front, while the rear garden enjoys views over open fields. Steps lead up to a patio area, perfect for outdoor dining and entertaining, alongside a well-maintained lawned area for children to play or for you to simply unwind.

Don't miss the chance to make this home yours arrange a viewing today!

Accommodation with approximate dimensions:

Ground Floor:

Living Room 14' 1" x 12' 9" (4.30m x 3.90m)

Kitchen 20' 8" x 7' 5" (6.30m x 2.27m)

Sun room/ Conservatory 17' 11" x 7' 2" (5.47m x 2.20m)

Utility

First Floor:

Bedroom One 11' 8" x 10' 9" (3.57m x 3.29m)

Bedroom Two 10' 2" x 8' 11" (3.11m x 2.72m)

Bedroom Three 9' 10" x 8' 6" (3.01m x 2.60m)

House Bathroom



## Property Information:

**Tenure:** Freehold.

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

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

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

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

**What3words & Directions:** ///songbirds.subsets.angry

Take the Windermere Road out of Kendal, proceed up the hill and turn right into Garth Brow. Follow the road round then turn left after High Garth and left again into High Sparrowmire and number 7 can be found on your right hand side overlooking a green, just before the turning into Kettlewell Road.

**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 One



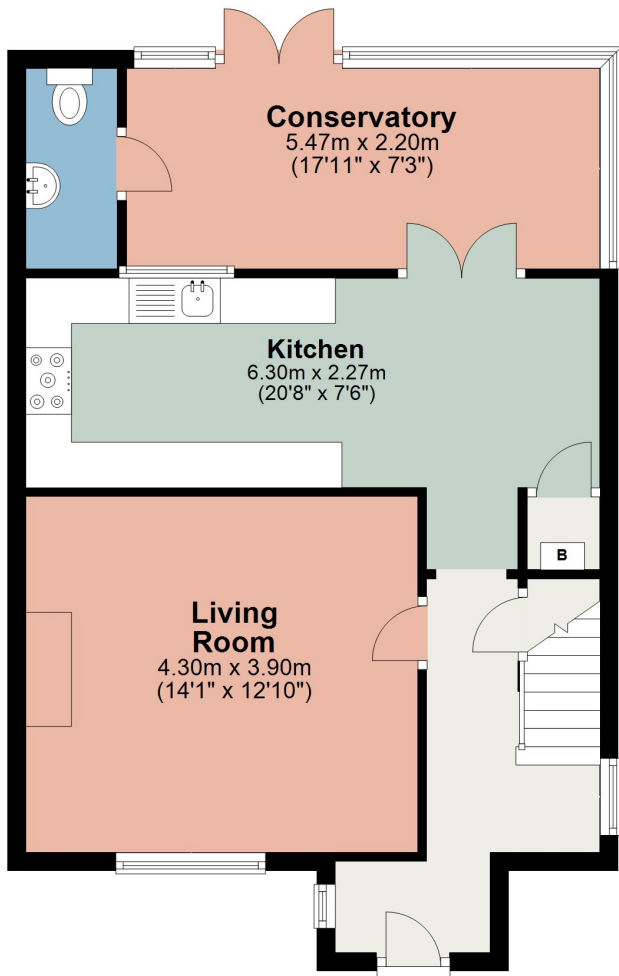
Bedroom Two



Bedroom Three

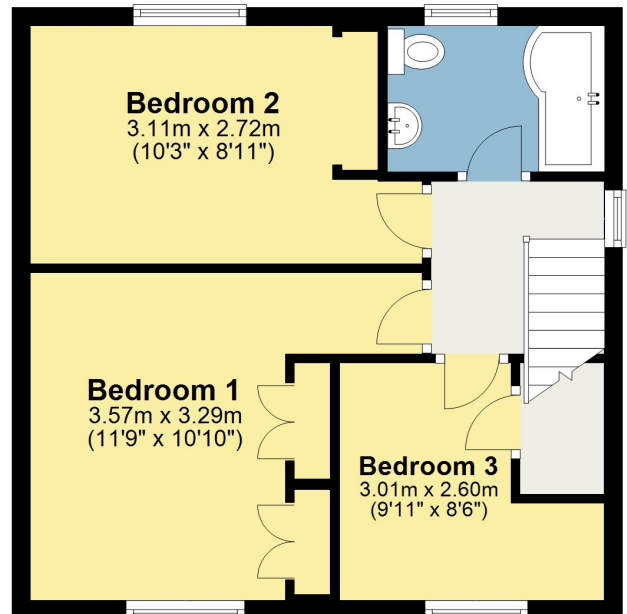
## Ground Floor

Approx. 56.6 sq. metres (609.7 sq. feet)



## First Floor

Approx. 39.3 sq. metres (423.2 sq. feet)



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 21/01/2025.