



Kendal

£295,000

3 Collin Croft Court, Kendal, Cumbria, LA9 4TH

Welcome to this beautifully presented modern two-bedroom townhouse, located in a quiet courtyard just off Highgate. Ideally situated for those seeking a central location, this property is close to all local amenities. Being one of only three townhouses in this exclusive development, it offers a spacious and versatile layout spread over three floors. Recently updated with modern décor, this home is ready for you to move in and enjoy.

The property welcomes you with a bright and spacious entrance hall, providing access to the downstairs WC, the integral garage and stairs leading to the first floor. A storage cupboard offers a practical space for coats and shoes, while an under stairs cupboard is fitted with plumbing for a washing machine and space for a dryer.

Quick Overview

- Modern Townhouse
- Ready to move into and enjoy!
- Spread across three floors
- Two double bedrooms
- Four piece bathroom
- Rear garden
- Integral garage
- Close to Kendal town centre
- Subject to local occupancy clause
- Ultrafast broadband speed



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Ultrafast
available



Garage

Property Reference: K7005



Entrance Hall



Kitchen



Living Room



Dining Area

On the first floor, you will find the living room and a newly fitted kitchen, along with stairs to the second floor.

The kitchen is fitted with an attractive range of base units, an inset sink and drainer, and coordinating part-tiled walls and tiled flooring. It includes integrated appliances such as a Beko oven, a five-ring gas hob with an extractor hood, a fridge/freezer, a wine cooler, and a dishwasher. Patio doors open onto the enclosed rear garden, seamlessly connecting indoor and outdoor spaces.

The living room is light and airy, featuring three elegant arched sliding sash windows with an aspect to the front, providing a charming and comfortable space to relax.

On the second floor, a large sash window offers a rear aspect, alongside a spacious storage cupboard.

Both bedrooms are doubles, with Bedroom One facing the front and Bedroom Two overlooking the rear.

The bathroom is stylishly finished with part-tiled walls and tiled flooring, offering a four-piece suite comprising a panelled bath with a handheld attachment, a shower cubicle with a rainhead and separate handheld attachment, a vanity unit with a wash hand basin and a WC. Additional features include a heated towel rail, a built-in towel rack and a window.

Outside, the rear garden provides an ideal space for relaxation and entertaining, featuring a decked seating area and artificial lawn with a decorative stone border.

This modern and well-maintained townhouse combines flexible accommodation with a prime location, making it a fantastic opportunity for buyers seeking a stylish and move-in-ready home.

Accommodation with approximate dimensions:
Ground Floor

Entrance Hall

Downstairs WC

First Floor

Landing

Living Room

19' 0" x 10' 5" (5.80m x 3.20m)

Kitchen

12' 1" x 8' 6" (3.70m x 2.60m)

Second Floor



Living Room



Kitchen



Living Room



Landing



Bathroom



Bathroom

Landing

Bedroom One

12' 1" x 10' 5" (3.70m x 3.20m)

Bedroom Two

12' 1" x 8' 2" (3.70m x 2.50m)

Bathroom

Integral garage

20' 8" x 9' 6" (6.30m x 2.90m) with up and over door, power and light.

Parking: Integral 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: [///upon.glad.apply](http://upon.glad.apply)

You will find Collin Croft Court tucked away in a conservation area just off the town centre in the historic market town of Kendal, just behind the HSBC Bank, in one of Kendal's famous cobbled 'yards'. Take the turning left just before the bank into the cobbled yard of Collin Croft and continue to the top, 3 Collin Croft Court can then be found on your left.

Viewing: Strictly by appointment with Hackney & Leigh.

Agents Information: The property is subject to an agreement (Section 106) with South Lakeland District Council that requires the occupiers to either have been resident in the South Lakeland District for three years or to be permanently employed or have a firm job offer in the district.



Bedroom One



Bedroom Two



Rear Garden



Rear Garden



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).

Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team
Call **01539 729711** or request online.



Need help with **conveyancing**? Call us on: **01539 792032**

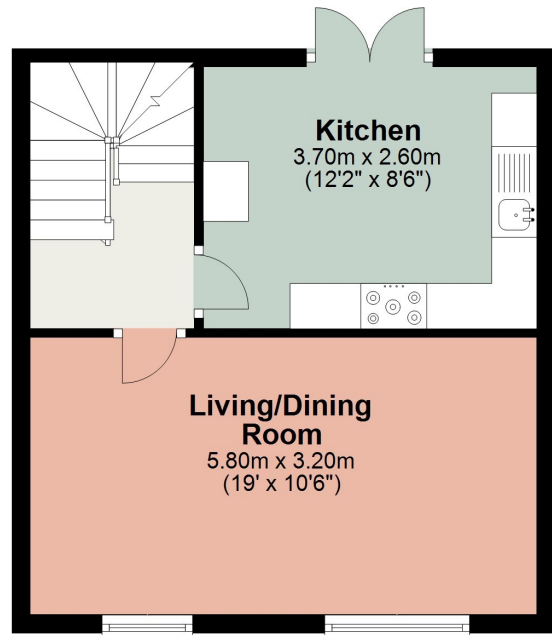


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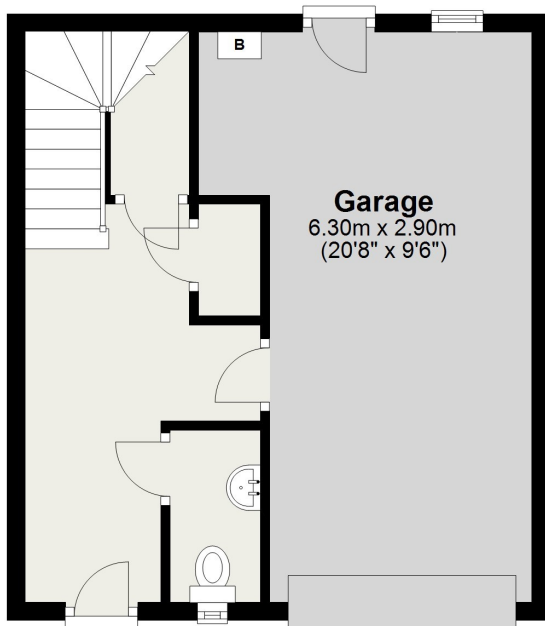
First Floor

Approx. 34.3 sq. metres (368.9 sq. feet)



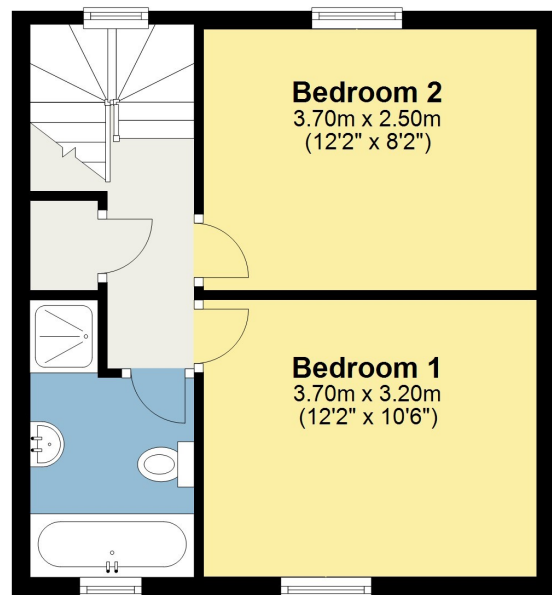
Ground Floor

Approx. 34.2 sq. metres (368.6 sq. feet)



Second Floor

Approx. 33.0 sq. metres (355.6 sq. feet)



Total area: approx. 101.6 sq. metres (1093.1 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. RFF:

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