



Kendal

£285,000

11 Green Road, Kendal, Cumbria, LA9 4QR

11 Green Road is a charming traditional stone and slate property full of character and original features, ideally situated in one of Kendal's sought-after residential areas. Kendal Green is just around the corner, with the town centre within easy walking distance. The property is perfectly placed for commuters, only 10 minutes from the M6 motorway, 15 minutes from Lake Windermere and within easy reach of Oxenholme mainline station.

The welcoming entrance hall features coving, picture and dado rails and an attractive feature archway. Door lead to the dining and living room with stairs rising to the first floor.

Quick Overview

- Traditional stone and slate property
- Period features
- Two reception rooms and kitchen
- Two bedrooms
- House Bathroom
- Rear courtyard garden
- Convenient location
- Gas central heating
- No upward chain!
- Ultrafast broadband speed*



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Ultrafast
Broadband
Available



On Street Parking

Property Reference: K7196



Living Room



Living Room



Dining Room



Kitchen

The dining room enjoys a front aspect with a bay window, coving, picture rail and ceiling rose. A charming open fireplace is flanked by twin alcoves with fitted cupboards.

The living room overlooks the rear garden and with stone flooring. It features a fireplace with a wood-burning stove, a shelving alcove and a useful understairs cupboard. A door leads through to the kitchen.

The kitchen is bright and well-proportioned, with three windows overlooking the garden. It is fitted with a range of wall and base units, two inset sinks and has space for a large Smeg oven with stainless steel extractor. There is also an under-counter fridge and freezer, plus plumbing for a washing machine. A door opens directly onto the rear garden.

Upstairs, there are two bedrooms and a family bathroom.

The main bedroom is a spacious double with a front aspect, wood flooring and a built-in storage cupboard. The second bedroom enjoys views towards Kendal Castle and includes a built-in wardrobe and shelving.

The bathroom comprises a panelled bath with shower over, WC and wash hand basin. It also features part-tiled walls, a window and a linen cupboard housing the wall-mounted boiler.

The rear garden is fully paved for low maintenance and includes a gate providing access to Windermere Road.

This delightful property combines period charm with a convenient location, offering easy access to local amenities, transport links and the beautiful surrounding countryside.

Call now to arrange a viewing.

Accommodation with approximate dimensions:

Ground Floor

Entrance Hall

Dining Room 13' 8" x 11' 5" (4.19m x 3.50m)

Living Room 13' 10" x 11' 5" (4.24m x 3.49m)

Kitchen 14' 0" x 6' 5" (4.28m x 1.97m)

First Floor

Landing

Bedroom One 14' 0" x 10' 4" (4.27m x 3.17m)

Bedroom Two 11' 4" x 7' 6" (3.46m x 2.29m)

Bathroom

Parking: On street parking

Property information:

Tenure: Freehold

Council Tax: Westmorland and Furness Council - Band C

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

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

What3Words & Directions: [///stands.snail.gets](https://www.what3words.com/stands.snail.gets)

The property can be found by leaving Kendal on the Windermere road and taking the right turn onto Green Road. Number 11 can then be found on your right hand side just up from the corner shop.

Viewings: Strictly by appointment with Hackney & Leigh.

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



Bathroom

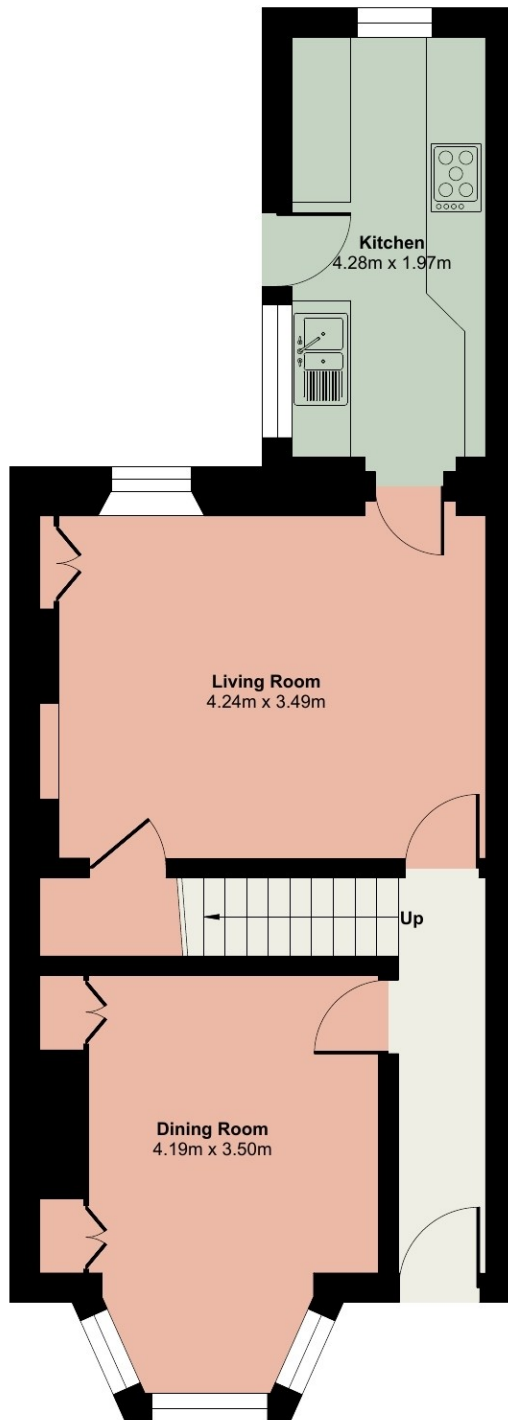


Rear Garden

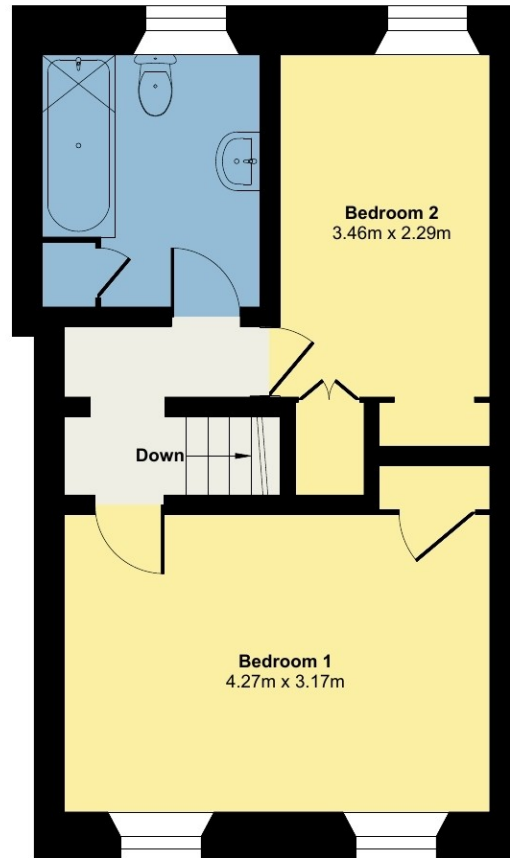
Green Road, Kendal, LA9

Approximate Area = 866 sq ft / 80.4 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Hackney & Leigh. REF: 1373905

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