



22 Mayfield Drive, Kendal  
£350,000





## 22 Mayfield Drive

### Kendal

Tucked away in a quiet cul-de-sac, this link detached home enjoys a peaceful setting while remaining conveniently close to Kendal town centre. Local amenities are easily accessible, with excellent links to the M6 motorway and the Lake District National Park nearby, making it an ideal base for both everyday living and weekend escapes.

The ground floor offers a warm and welcoming feel throughout. A modern fitted kitchen features contemporary fixings and attractive wooden worktops, opening naturally into a bright open plan living and dining space. This sociable area is perfect for entertaining or relaxed family life, with a layout designed to make the most of space and natural light.

Upstairs, there are three well proportioned bedrooms. Two are generous double rooms with built-in storage, while the third bedroom is currently utilised as a second living room, providing flexible accommodation to suit a variety of needs. A modern fitted bathroom completes the first floor, finished with clean, contemporary styling.

Outside, the property benefits from a wrap-around garden with a well-established vegetable patch, a front garden, a lawned rear garden, and a patio area ideal for outdoor dining. A garage and driveway provide off street parking and practical storage, completing this appealing and well located home. The garage has light, power, full utility (including a sink), plumbing for washing machine and fitted shelving.





#### HALLWAY

14' 1" x 5' 7" (4.29m x 1.71m)

#### LIVING ROOM

14' 3" x 10' 10" (4.34m x 3.30m)

#### DINING KITCHEN

16' 4" x 9' 5" (4.99m x 2.86m)

#### LANDING

8' 8" x 5' 7" (2.63m x 1.69m)

#### BEDROOM

12' 2" x 9' 6" (3.72m x 2.90m)

#### BEDROOM

9' 8" x 8' 10" (2.94m x 2.70m)

#### BEDROOM

9' 2" x 6' 7" (2.79m x 2.00m)

#### BATHROOM

6' 4" x 5' 5" (1.94m x 1.64m)

#### SERVICES:

Mains electricity, mains water, mains gas, mains drainage.

#### EPC RATING: D

COUNCIL TAX BAND currently BAND: D

#### TENURE: FREEHOLD

#### IDENTIFICATION CHECKS:

Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.





- Link detached house offering flexible living space set in a quiet cul-de-sac
- Fitted kitchen with modern fixings and wooden worktops
- Open plan living and dining area ideal for everyday life and entertaining
- Three bedrooms (one currently used as a second living room)
- Two double bedrooms with built in storage
- Modern fitted bathroom with contemporary fixtures
- Garage and driveway providing off street parking and storage
- Wrap around garden including a vegetable patch
- Front garden, rear lawn, veg patch and patio area for outdoor enjoyment
- Convenient location with easy access to town amenities, the M6 motorway, and the Lake District National Park

**DIRECTIONS:** From the A65 Lound Road turn on to Parkside Road and continue past Netherfield Cricket Ground. Turn right on to Valley Drive and continue to turn right on to Lingmoor Rise, then turn left on to Mayfield Drive and continue to the end of the road and number 22 is located at the head of the cul-de-sac.

**WHAT3WORDS:** keen.method.leaves



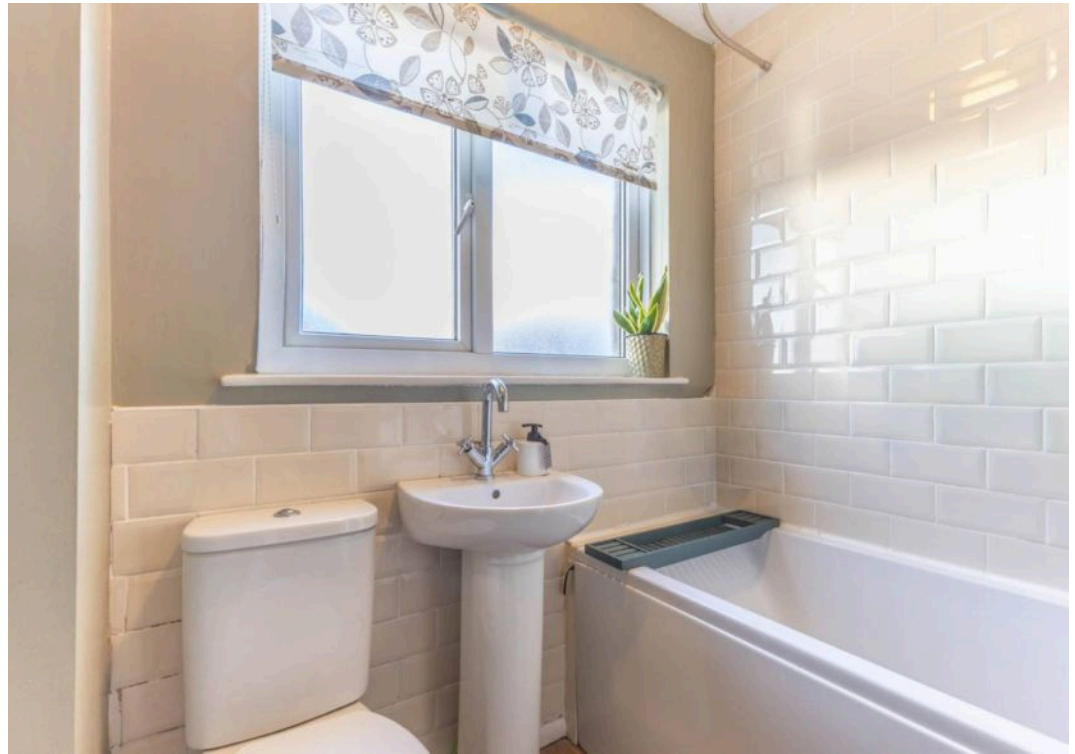














## THW Estate Agents

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