



68 Whinfell Drive, Kendal

£285,000





## 68 Whinfell Drive

Kendal, Kendal

This charming semi detached home offers a warm, welcoming atmosphere. Situated in Kendal, it enjoys pleasant views and easy access to the town centre, the M6 motorway, and the breathtaking Lake District National Park, making it ideal for both commuters and nature lovers.

On the ground floor, a cozy lounge welcomes you with a log burning stove and a stylish feature arch, creating a perfect space to relax. The modern fitted kitchen flows seamlessly into the dining space, ideal for family meals.

Upstairs, the property offers three well proportioned bedrooms. The two double rooms are bright and airy, providing ample space for wardrobes and furniture. While the practical single bedroom is versatile, suitable as a home office, nursery, or guest room. The contemporary four piece family bathroom is finished to a high standard, with a bath, separate shower, basin, and WC, offering both style and functionality for the whole family.

Outside, the property boasts a large garden with a lawn and patio, perfect for enjoying the outdoors. Two versatile outdoor store rooms with power and an additional WC add convenience, while a front garden enhances the property's curb appeal. On street parking is available, completing this delightful home.

- Charming semi detached home
- Warm and cozy lounge featuring a log burning stove and elegant feature arch
- Stylish, modern fitted kitchen with a bright dining area, perfect for family meals
- Three well-proportioned bedrooms, including two generous doubles
- Practical single bedroom ideal for a home office or guest space
- Contemporary four piece family bathroom with modern fittings
- Expansive rear garden with a lawn and sunny patio, perfect for outdoor entertaining
- Two versatile outdoor store rooms with power, plus a convenient outdoor WC
- Front garden offering a welcoming entrance
- On street parking with easy access to Kendal town centre, the M6, and the stunning Lake District National Park

#### DIRECTIONS

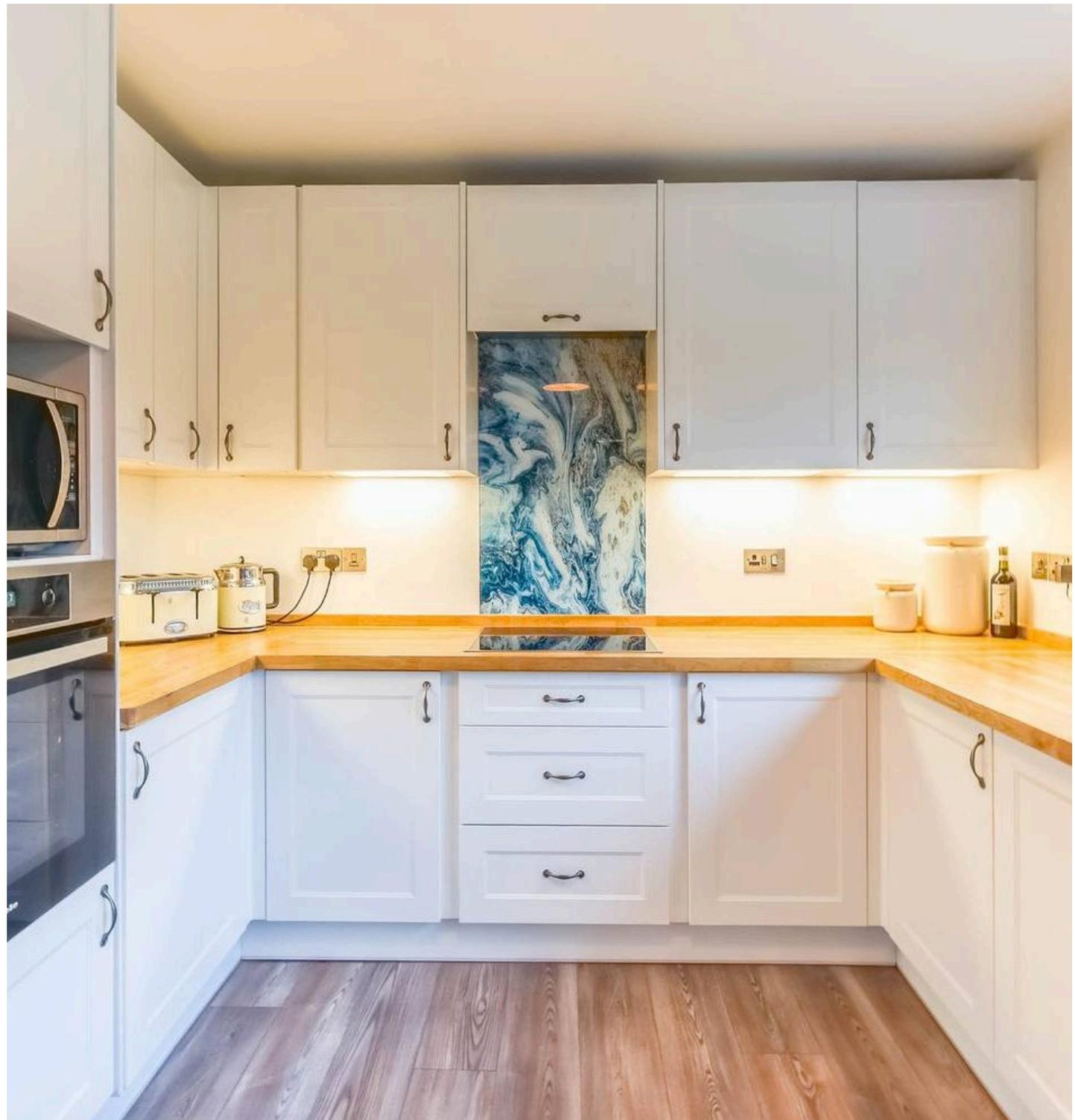
From Sedbergh Road in Kendal, turn onto Sandylands Road and continue along this road. Proceed straight ahead until you reach Jenkins Rise. Follow Jenkins Rise all the way round as it continues and meets Whinfell Drive. Number 68 can be found in the top left-hand corner. WHAT3WORDS:///towns.empire.storyline

Council Tax currently band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F





#### **LIVING ROOM**

12' 3" x 11' 5" (3.73m x 3.49m)

#### **KITCHEN / DINING ROOM**

20' 1" x 9' 8" (6.12m x 2.94m)

#### **HALLWAY**

14' 9" x 6' 2" (4.49m x 1.87m)

#### **LANDING**

7' 11" x 6' 4" (2.41m x 1.92m)

#### **BEDROOM**

12' 2" x 10' 2" (3.71m x 3.09m)

#### **BEDROOM**

10' 0" x 9' 1" (3.04m x 2.78m)

#### **BEDROOM**

9' 5" x 9' 1" (2.86m x 2.77m)

#### **BATHROOM**

9' 9" x 5' 5" (2.96m x 1.64m)

#### **WC**

5' 0" x 3' 0" (1.53m x 0.92m)

#### **SERVICES**

Mains electric, mains gas, mains water, mains drainage



#### **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.





## THW Estate Agents

112 Stricklandgate, Kendal - LA9 4PU

01539 815700 • [kendal@thwestateagents.co.uk](mailto:kendal@thwestateagents.co.uk) • [www.thwestateagents.co.uk](http://www.thwestateagents.co.uk)

Please note that descriptions, photographs and plans are for guidance only. Services and appliances have not been tested, measurements are approximate and alterations may not have necessary consents. Contact us for property availability and important details before travelling or viewing properties. THW Estate Agents Ltd is a separate legal entity to the solicitor firm of THW Legal Ltd which has different ownership and clients of THW Estate Agents Ltd do not have the same protection as those of THW Legal Ltd.