



Kendal

£285,000

17 Collinfield, Kendal, Cumbria, LA9 5JD

Welcome to 17 Collinfield, a beautifully presented detached bungalow offering a ready to move into home with a practical and easy to manage layout. This charming property benefits from low-maintenance gardens, off-road parking, a garage and gas central heating. All set within a quiet and highly sought after residential area. It is conveniently located on a bus route and within easy reach of the excellent amenities that Kendal has to offer.

Step through the front door into a welcoming entrance hall, complete with two useful storage cupboards and loft access, offering practical storage space.

Quick Overview

- Detached bungalow
- Situated on a popular residential estate
- Open plan living space
- Two bedrooms
- Contemporary shower room
- Off road parking and garage
- South facing rear garden
- Close to local amenities
- Six solar panels
- Ultrafast broadband speed*



2



1



1



B



Ultrafast



Garage & off road parking

Property Reference: K7235



Entrance Hall



Kitchen



Open Plan Living Area



Sunroom

The heart of the home is the open-plan living area, offering a versatile and welcoming space. The kitchen enjoys a front aspect and is fitted with a range of wall and base units with matching worktops, incorporating a sink and drainer, breakfast bar, and coordinating part-tiled walls. Integrated appliances include a Beko oven with a five-ring gas hob and concealed extractor, with additional space for a large fridge/freezer and microwave, as well as plumbing for a washing machine.

The kitchen opens seamlessly into the living room, where a feature stone wall creates a stylish focal point, flowing naturally into the south-facing sunroom. This bright and airy space is the perfect spot to relax and enjoy views over the garden throughout the year.

There are two well-proportioned bedrooms, both benefiting from fitted wardrobes. A contemporary shower room fitted with a three-piece suite comprising; a shower cubicle, vanity unit with wash hand basin and WC and built-in storage. Finished with attractive part-tiled walls and flooring, a heated towel rail and a window.

Externally, the property continues to impress. At the front, a decorative stone driveway provides off-road parking and access to the garage. The south-facing rear garden has been designed for easy maintenance, with a paved patio and seating area ideal for outdoor dining, a BBQ stand, hedge borders for privacy and a timber shed.

Occupying a peaceful corner within a popular residential estate, this home offers a wonderful lifestyle opportunity and will appeal to a wide range of buyers. Early viewing is highly recommended to fully appreciate the space, style and move-in-ready condition of this charming bungalow.

Accommodation with approximate dimensions:

Ground Floor

Entrance Hall

Open Plan Living Area including Kitchen, Living Room and Sunroom

12' 5" x 34' 3" (3.81m x 10.45m)

Bedroom One

8' 3" x 12' 3" (2.53m x 3.74m)

Bedroom Two

8' 4" x 6' 9" (2.55m x 2.07m)

Shower Room

Garage: 8' 11" x 17' 2" (2.73m x 5.24m) With power and light and wall mounted gas boiler.

Parking: Off road parking.

Property Information:

Tenure: Freehold

Council Tax: Westmorland and Furness Council - Band C.

Services: Mains water, mains electricity, mains gas and mains drainage. The property also benefits from six solar panels with the option to sell surplus energy back to the electricity supplier.

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

What3words & Directions: ///among.pass.credit

Situated in a quiet location adjoining open fields to the rear. The property can be approached by leaving Kendal on the Milnthorpe Road, proceed through the traffic lights at Romney Road and continue along. Take the right turning into Stonecross Road just before the Stonecross Manor Hotel and follow the road to the top. Bear right onto Collinfield and continue down the road, where number 17 can be found on the right-hand side just before the bend.

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



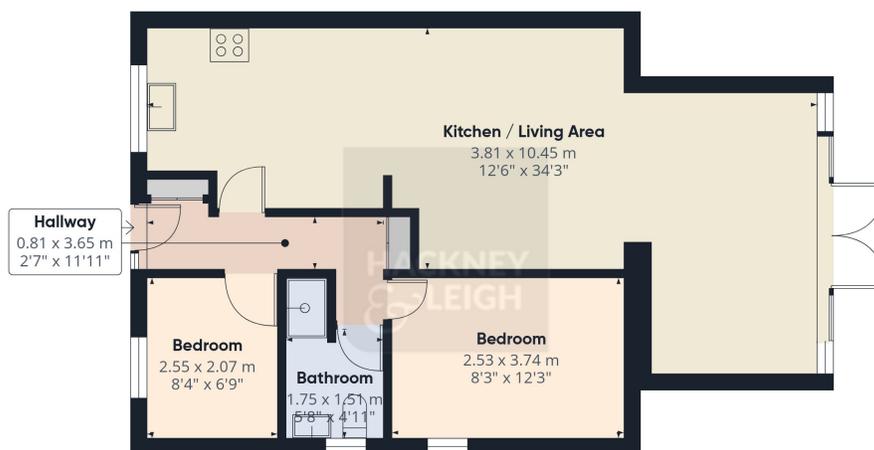
Bedroom Two



Shower Room

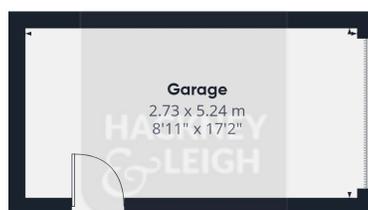


Rear Garden



Floor 0 Building 1

Approximate total area^m
73.9 m²
795 ft²



Floor 0 Building 2

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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 02/03/2026.

Request a Viewing Online or Call 01539 729711